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भारतीय गैर न्यायिक

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रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

01/05

पश्चिम बंगाल WEST BENGAL

11AA 488510

MV 17,52,350/-

Proper Stamp duty has been paid  
& the original agreement to sale deed  
of which it is the final sale deed.

Lake

HIDE

ADDL. DIST. REGISTRAR  
Alipore Sadak 24 Parganas

**DEED OF SALE:**

THIS INDENTURE made this 15<sup>th</sup> day of December Two Thousand Six BETWEEN SUFIYA KHATOON, wife of Sk. Karim Peyada, by faith-Islam, by occupation Housewife, residing at Natunhat, Bonhooghly, P.S. Sonarpur, District South 24-Parganas, at present residing at 182, Prince Anwar Shah Road, P.S. Lake, Kolkata - 700045, hereinafter

A 19272

15/12/08

her aforesaid landed property by way of inheritance.

As per

3084 13/12/06 194

No. of / Ext. Prabir Banerjee  
Address G.B. Hajra Dal Daul  
P.S. by 19  
Sender Prabir Banerjee



Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 71

Alipore Sd Pargana South  
5 DEC 2006

12/30 PM  
150  
Dec 06  
Prabir Banerjee  
Journey No. 19  
Authenticated by Prabir Banerjee

Prabir Banerjee



10696

(1) Prabir Banerjee  
Bhola Gopal Banerjee

of G.B. Hajra Dal. Kollia.

Prabir Banerjee

(2) Sufia Khatoon



10697

No. Karim Beada  
Of Nalanchal Bonhooghly  
Thana Sonapur  
Dist Sonapur  
Caste Hindu / Muslim

Sufia Khatoon by the  
pen of Nazira Khatoon

Nazira Khatoon  
No. Karim Beada  
Of Nalanchal Bonhooghly  
Thana Sonapur  
Dist Sonapur  
Caste Hindu / Muslim

Nazira Khatoon da o of  
Karim Beada  
vill+Po - Bonhooghly (2)  
P.S - Sonar Pur

Alipore Sd Pargana South  
5 DEC 2006

called and 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, administrators, legal representatives and assigns) of the ONE PART:

AND

SRI PRABIR BANERJEE, son of Late Gopal Banerjee, by faith Hindu, by occupation Business, residing at 68B, Hazra Road, P.S. Lake, Kolkata – 700019, hereinafter called and 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, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS at all material times and for all intents and purposes one Panchuni Bibi was the sole and absolute owner and possessor in respect of landed property measuring more or less 4 Cottahs 10 Chittaks 3 sft., together with structure standing thereon measuring more or less 600 sft., lying and situate at Mouza Arakpur, P.S. Lake, J.L. No.39, Touzi No.26, under Khatian No.72, comprised in Dag No.298, within the limits of the Kolkata Municipal Corporation Ward No.93, being Premises No.182, Prince Anwar Shah Road, Kolkata – 700045, and her name had been recorded in the record of Right.

AND WHEREAS while seized and possessed the aforesaid landed property, said Panchuni Bibi died intestate leaving behind her only son namely Rojob Ali Ostagar, as her only legal heir and successor to inherit her aforesaid landed property by way of inheritance.

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**AND WHEREAS** after the death of said Panchuni Bibi, her aforesaid son Rojob Ali Ostagar became the sole and absolute owner and possessor in respect of Bastu land measuring more or less 4 Cottahs 10 Chittaks 3 sft., together with structure standing thereon measuring more or less 600 sft., lying and situate at Premises No.182, Prince Anwar Shah Road, P.S. Lake, Kolkata – 700045, and he had got mutated his name before the Kolkata Municipal Corporation in respect of his aforesaid inherited property and since then he had been seized and possessed the aforesaid property by paying rents, taxes to the appropriate authorities.

**AND WHEREAS** while seized and possessed the aforesaid property said Rojob Ali Ostagar died intestate leaving behind his wife Suraton Bewa (since deceased), one son Sk. Sadaruddin Ostagar and one daughter Sufiya Khatoon, as his only legal heirs and successors to inherit his aforesaid property.

**AND WHEREAS** while seized and possessed the share of aforesaid property said Suraton Bewa died intestate leaving behind her said son Sk. Sadaruddin Ostagar and daughter Sufiya Khatoon, as her only legal heirs and successors to inherit her share of aforesaid property.

**AND WHEREAS** after the death of said Rojob Ali Ostagar and Suraton Bewa, said Sufiya Khatoon, the Vendor of this Deed became the absolute undivided  $\frac{11}{36}$ <sup>th</sup> share of Bastu land measuring more or less 1 Cottah 6 Chittaks 28.41 sft., equivalent to 1018.41 sft., out of the aforesaid total Bastu land measuring more or less 4 Cottahs 10 Chittaks 3 sft., together with undivided  $\frac{11}{36}$ <sup>th</sup> share of brick built tile shed structure standing

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thereon measuring more or less 183.33 sft., out of total 600 sft., lying and situate at Premises No.182, Prince Anwar Shah Road, P.S. Lake, Kolkata – 700045, by way of Musalman Farayez and since then said Sufiya Khatoon, the Vendor herein has been seizing and possessing her aforesaid undivided  $11/36^{\text{th}}$  share of Bastu land measuring more or less 1 Cottah 6 Chittaks 28.41 sft., equivalent to 1018.41 sft., out of the aforesaid total Bastu land measuring more or less 4 Cottahs 10 Chittaks 3 sft., together with undivided  $11/36^{\text{th}}$  share of brick built tile shed structure standing thereon measuring more or less 183.33 sft., out of total 600 sft., lying and situate at Premises No.182, Prince Anwar Shah Road, P.S. Lake, Kolkata – 700045, without any claim, demand, attachments, encumbrances whatsoever from any corner.

AND WHEREAS while seized and possessed the aforesaid share of property said Sufiya Khatoon, the Vendor herein entered into an registered Agreement for Sale in respect of her aforesaid share of property with Sri Prabir Banerjee, the Purchaser of this Deed on 22.09.2005 at a valuable consideration price of Rs.8,50,000/- (Rupees Eight Lac Fifty Thousand) only and the said deed was duly registered in the office of the A.D.S.R. Alipore, recorded in Book-I, Volume No.312, pages 130 to 150, Deed No.04142, for the year 2006. And at the time of registration of the said Deed of Agreement said Sri Prabir Banerjee, the Purchaser herein has paid a sum of Rs.4,00,000/- (Rupees Four Lac) only by cheque and cash as an earnest money out of the aforesaid total consideration money Rs.8,50,000/- (Rupees Eight Lac Fifty Thousand) only to the Vendor herein.

**AND WHEREAS** at present according to the aforesaid registered Agreement for Sale, the Purchaser herein requested to execute and registered Deed of Sale in respect of the aforesaid landed property in his favour on receiving the balance consideration money Rs.4,50,000/- (Rupees Four Lac Fifty Thousand) only and being hearing the same, the Vendor herein agreed to execute and register this Deed of Sale as per the aforesaid registered Agreement for Sale dated 22.09.2005 in favour of the said Sri Prabir Banerjee, the Purchaser herein by receiving the balance consideration money of Rs.4,50,000/- (Rupees Four Lac Fifty Thousand) only, in respect of her aforesaid undivided  $11/36^{\text{th}}$  share of Bastu land measuring more or less 1 Cottah 6 Chittaks 28.41 sft., equivalent to 10/84 sft., out of the aforesaid total Bastu land measuring more or less 4 Cottahs 10 Chittaks 3 sft., together with undivided  $11/36^{\text{th}}$  share of brick built tile shed structure standing thereon measuring more or less 183.33 sft., out of total 600 sft., lying and situate at Mouza Arakpur, P.S. Lake, J.L. No.39, Touzi No.26, under Khatian No.72, comprised in Dag No.298, within the limits of the Kolkata Municipal Corporation Ward No.93, being Premises No.182, Prince Anwar Shah Road, P.S. Lake, Kolkata – 700045, in the District South 24-Parganas, morefully described in the schedule hereunder written, and hereinafter called the “Said Scheduled Property” including all her right, title, interest, possessions free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of the said sum of Rs.8,50,000/- (Rupees Eight Lac Fifty Thosuangd) only truly paid by the purchaser to the vendor simultaneously with the execution of this Deed (the receipt

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whereof the vendor doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said vendor as owner of the said property do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said purchaser free from all 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 into or upon the said property and every part thereof TO HAVE AND TO HOLD the said property hereby sold, transferred unto the purchaser absolutely and forever. That the vendor do hereby covenants with the purchaser that notwithstanding any act, deeds, heretobefore done, executed or knowingly suffered to the contrary the vendor 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 the vendor has full power and absolute authority to sell, transfer the said property in manner aforesaid. That the purchaser 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 or any persons. That the vendor covenants with the purchaser to save the said land harmless and shall at all time hereafter indemnify and keep indemnified the purchaser from or against all encumbrances, losses, damages, and charges whatsoever. That the vendor further covenants with the purchaser that if any dispute, claim, demand, litigation or case arise at any time regarding right, title, interest, possession of the vendor in respect of the schedule below property in that

event the vendor shall be bound to make good or to compensate all losses, damages, sustained by the purchaser.

**BE IT FURTHER STATED BY THE VENDOR** that the purchaser 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 annexed herewith and the purchaser has got every liberty to arrange for electric connection, water pipe connections, drainage system over the said Road.

**THAT** the purchaser shall have all right to mutate his name as owner and occupier in respect of the schedule below property in the records of the Kolkata Municipal Corporation and in the records of any other authorities.

**THE SCHEDULE REFERRED TO ABOVE:**

**ALL THAT** piece and parcel of undivided  $11/36^{\text{th}}$  share of Bastu land measuring more or less 1 Cottah 6 Chittaks 28.41 sft., equivalent to 1018.41 sft., out of the aforesaid total Bastu land measuring more or less 4 Cottahs 10 Chittaks 3 sft., together with undivided  $11/36^{\text{th}}$  share of brick built tile shed structure standing thereon measuring more or less 183.33 sft., out of total 600 sft., lying and situate at Mouza Arakpur, P.S. Lake, J.L. No.39, Touzi No.26, under Khatian No.72, comprised in Dag No.298, within the limits of the Kolkata Municipal Corporation Ward No.93, being Premises No.182, Prince Anwar Shah Road, P.S. Lake, Kolkata – 700045, in the District South 24-Parganas, including all rights



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of ingress and egress and all easement rights together with all right, title, interest, possession of the vendor are the said property hereby sold and transferred by the vendor to the purchaser of this Deed.

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

On the North : 180, Prince Anowar Shah Road.

On the South : Passage.

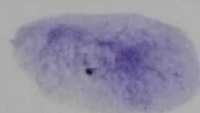
On the East : 184, Prince Anowar Shah Road.

On the West : Land acquired by K.I.T. then 60' ft. wide Gobindapur Rd.

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

**WITNESSES:**

- 1. *Deed sold to*  
*Mr Rajm K. M. Roy*  
*Cherry rd.*  
*Wt-151*
- 2. *Anne Haldar*  
*Deed writer*  
*Agp m, Nat-22*



*Sultia Khatoon by the*  
*Pen of Nazira Khatoon*

**SIGNATURE OF THE VENDOR:**



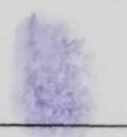



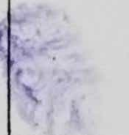

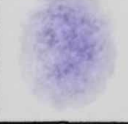


*(Rajm K. M. Roy)*  
*(Anne Haldar)*

**SIGNATURE OF THE PURCHASER:**



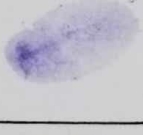
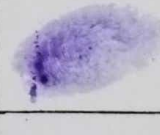
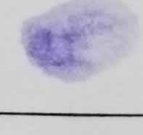
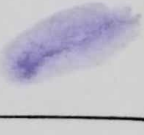
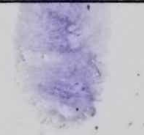
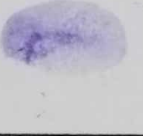
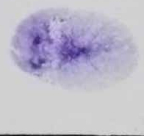
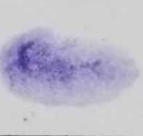

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
Signature .....

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

Name Prabir Banerjee  
Signature [Handwritten Signature]

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

Name.....  
Signature Subia Khatun by the  
Parent Nabira Khatun

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

Name.....  
Signature .....

SITE PLAN OF PREMISES NO. 182, PRINCE ANWAR SHAH ROAD, KOLKATA-700045, P.S.- LAKE, UNDER K. M. C. WARD NO-93.

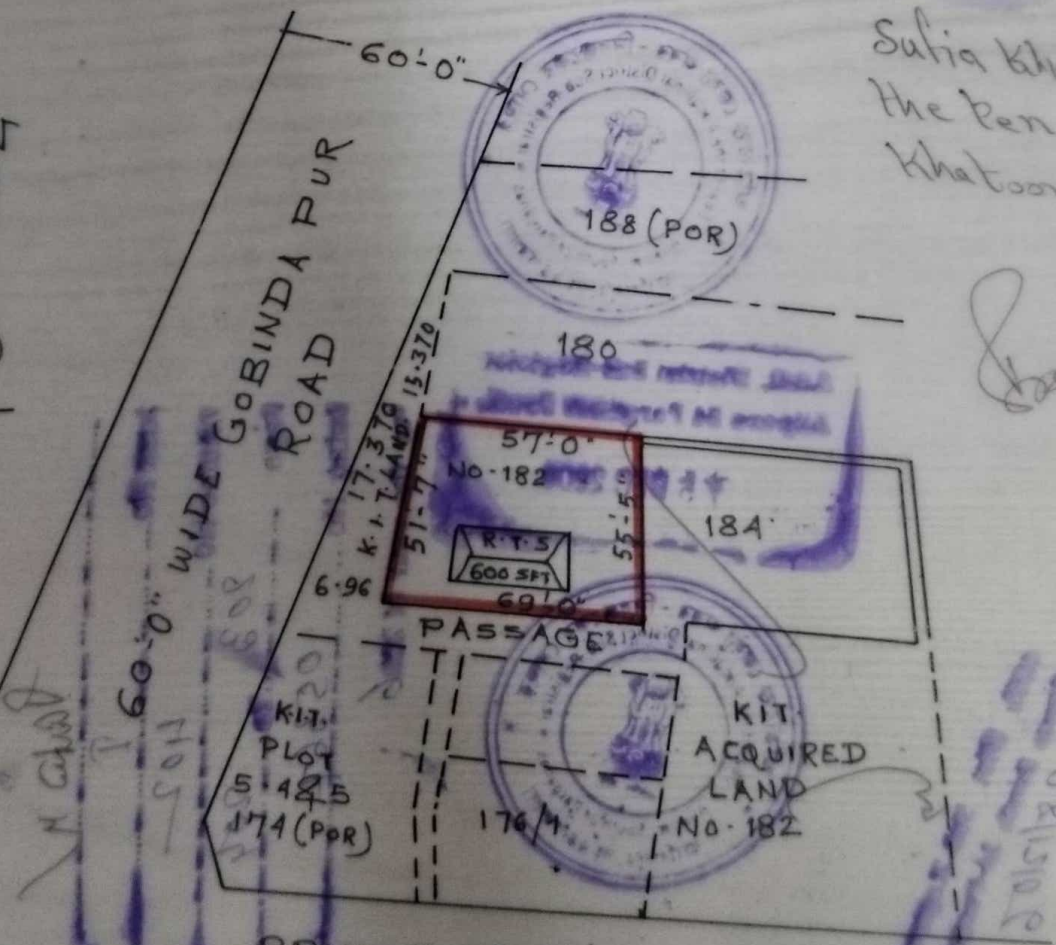
SCALE-1"=50'-0"

SOLD AREA OF UNDIVIDED 11/36TH SHARE OF LAND AREA-1K-6CH-28-41 SFT. OUT OF TOTAL LAND-4K-10CH-03 SFT. TOGETHER WITH UNDIVIDED 11/36TH SHARE OF OF TILE SHEED STRUCTURE 183.33 SFT (M/L) OUT OF TOTAL 600 SFT.

VENDOR- SUFIA KHATOON  
PURCHASER- SRI PRABIR BANERJEE.

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Sufia Khatoon by  
The Pen of Nazira  
Khatoon

*[Handwritten signature]*

PRINCE ANWAR SHAH ROAD.

DRAWN BY.

**SUBHASIS MONDAL**  
and D. Man. Etc. No. 2009

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**MEMO OF CONSIDERATION:**

**RECEIVED** from the purchaser the sum of Rs.8,50,000/- (Rupees Eight Lac Fifty Thousand) only being the full consideration money by the withinnamed Vendor, in the manner hereunder written.

**MEMO**

Paid by Post Dated Cheque No.124719, dated 20.10.05  
Drawn on Union Bank of India,  
Sarat Bose Road Branch

Rs.1,00,000/-

By Cash in different dates

Rs.7,50,000/-

Total Rs.8,50,000/-

**(RUPEES EIGHT LAC FIFTY THOUSAND) ONLY.**

**WITNESSES:**

1. *ye enetso telor*



Sufia Khatoon by the  
Pen of Nazira Khatoon

2. *Ashis Halder*

**SIGNATURE OF THE VENDOR:**

Read over, explained &  
Drafted by me:

*Ashim Kumar Shaha*  
*Ashmita*  
*Alipore Police Court*  
*Cal. 20*

Printed by me:

*Ashis Kr. Mondal.*

**(ASHIS KR. MONDAL)**

**Alipore Police Court,**

**Kolkata - 700027.**

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Alipore 24 Parganas South

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Book No. ....

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28/11/06