

## भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

16/11/21

49AB 259880

Serial No.....	1611	dt.	23/03/21
B.M. No.....	1	Vol. No.	1901
Being No.....	4996	Pages in	1-27
Cartridge Paper issued.....			
Copying Fee Ordinary.....			
Copying Fee Urgent.....			
Tracing Charge for Map or Plan			4.00
Xeroxing Charges.....			10.00
Under Article F (2).....			10.00
Under Article G (a) & G (b).....			
Value of Stamp.....			
Value of Court Fee.....			
Val. of Cartridge Paper.....			
Cost of Map or Plan.....			
Cost of Xerox.....			
Total Cost of Copy.....			195.00
Copy Prepared Signed.....	M. H. S. Gain		
Sealed and Delivered to.....			
As per Order No.....			16/11/21

Da  
Record Keeper  
Registrar of Assurances-I  
Kolkata

Additional Registrar of  
Assurances-I, Kolkata  
23/03/21

16741

19 MAR 2021

No. .... Rs 10/- Date.....

NATURE: B. C. LAHIRI

Advocate

Address: Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pya. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor



8384P — 47761



Date 21. April 2000  
Stamp Act 1950  
Subsequently Judged by W. Bengal  
Registration Act 1958

02CC 245217

Admissible under Rule 21, Subsequent to IA. No. ....  
under the Indian Stamp Act, 1950 and also under Section 52 (1) of the  
and also as required by W. Bengal, Calcutta Improvement Act, 1951.  
Stamp Act, 1950. Stamp duty Paid under the  
Income Tax Act, 1956. Stamp duty under C.I. Act, 1950  
Fee Paid as under : —  
Income Tax Act, 1956. Stamp duty under C.I. Act, 1950  
and Income Tax Act, 1956.

Amount  
227613

THIS INDENTURE made this 20<sup>th</sup> day of October  
Two Thousand and One BETWEEN (1) VIJOY PAL GAMBHIR  
son of Late Rakharan Gambhir residing at Flat No. 1M,  
Block 'C' in premises No. 28 Raibhadur Road, Kolkata-  
700 053 (2) SANJAY GAMBHIR son of Vijoy Pal Gambhir  
residing at Flat No. 1M, Block 'C' in premises No. 28  
Raibhadur Road, Kolkata- 700 053 and (3) SHALINI BHASIN  
(nee GAMBHIR) wife of Shubh Bhasin residing at 12A,  
Mandivilla Garden, Kolkata & the said Sanjay Gambhir

100573  
Amount of Rs. 100573  
Subsequently Judged by  
Case No. 100573

Contd....2

dt  
Rt  
Date 21. April 2000  
Total Amount Paid on Soft Stamp Duty



ca. no. 21353

Sold to S. K. Banerji  
 of ~~Subsidary of Subsidiary~~  
 10, Old Post Office Street  
 Calcutta - 70001

Calcutta C.I.T. No.

TRENT

~~for A.D. 2001~~

2 c 1000/- ~~for Registration~~ all G.R.  
 3 c 3000/- ~~Calcutta Registration~~ Oct 2001.  
 1 c 50/- ~~for stamp~~ Vijay Pal Gambhi  
 2 c 200/- ~~for stamp~~ Vijay Pal Gambhi  
 1 c 50/- ~~for stamp~~ Vijay Pal Gambhi  
 13.750/-

Dated

10/10/01  
10/10/01  
10/10/01

Vijay Pal Gambhi



35/6

Vijay Pal Gambhi for self  
 and as constituted Attorney  
 of Sanjay Gambhi and  
 Shakti Bhasin

1) Vijay Pal Gambhi & Co.  
 Dr. R. Gambhi, son  
 self and as const.  
 Atty. of. Sanjay  
 Gambhi and Shakti  
 Bhasin about 28.  
 Rai Bahadur Rd.  
 (cont 53)

3

A. K. Patra.  
 Dr. N. N. Patra.  
 C. O. P. O. St.  
 Constt.  
 done

A. K. Patra  
 Dr. N. N. Patra  
 C. O. P. O. St.  
 10, Old Post Office Street  
 Calcutta - 70001

Dated

10/10/01  
10/10/01





02CC 245218

- i : (2) -

and the said Shalini Bhasin are represented by Vijoy Pal Gambhir, their Constituted Attorney) hereinafter referred to as 'VENDORS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART :

A N D

(1) BINA SARKAR wife of Usha Ranjan Sarkar residing at No. 55/3C, Ballygunge Circular Road, Kolkata- 700 029

Contd.....3

21/359

S. K. Basu

Solicitor & Advocate  
10, Post Box No. 5000  
Kolkata - 700010

Orissa Calcutta

Treasurer

1st April 2003 A.D.

20- 10.00/-  
3 @ 3.00/-  
1 @ 50/-  
2 @ 20/-  
1 @ 50/-  

---

13.75/-



1000Rs.



- 1 (3) -

*Son of Ajay Kumar Sarkar S/o deceased*

ll. (2) ABHIJIT SARKAR minor (represented by her mother  
Smt. Indira Sarkar, natural guardian) residing at  
No. 55/3C, Ballygunge Circular Road, Kolkata- 700 029,  
(3) SUBIR SARKAR son of Usha Ranjan Sarkar residing  
at No. 55/3C, Ballygunge Circular Road, Kolkata- 700 029  
hereinafter referred to as the 'PURCHASERS' (which  
expression shall unless excluded by or repugnant to the  
subjects or context be deemed to include each of their  
heirs, executors, administrators, legal representatives  
and assigns) of the OTHER PART :

Contd.....4

an. no. 212.524-1

Mr. .... Bank ...  
of .... Solicitor & Advocate  
to .... M/s. Govt. Officer Services  
Kolkata - 700006

Calcutta Circular,

Present

1/12/2003 0-1

✓

2 C - 10,000/-  
3 C - 3,000/-  
1 C - 500/-  
2 C - 2,000/-  
1 C - 50/-  
Total - 13,750/-



Amount - 13,750/-

1000Rs.



- : (4) :-

WHEREAS by an Indenture dated 21st day of October, 1974 registered with the Sub-Registrar, Sealdah in Book No. I, Volume No. 47, Pages 170 to 199 being No. 1847 for the year 1974 made between Birendra Kumar Roychowdhury therein described as 'THE VENDOR' of the One Part <sup>and</sup> Sat. Sabita Gambhir therein described as 'THE PURCHASER' of the Other Part, the said Birendra Kumar Roychowdhury for the consideration mentioned therein sold transferred conveyed and assured unto the said Sabita Gambhir ALL THAT piece

Copied.....

2135 Basu

S. K. Basu,  
Solicitor of Residential  
10, Old Post Office Street  
Kolkata - 700011

Chit Fund

11770/-/01/1

✓

2c 40.0002  
3c 3.0002  
1c 302  
2c 2002  
1c 502  
43.7502

1000Rs.



-1 (5) :-

and/or parcel of land measuring about 6 Cottahs  
8 Chittacks 25 Sq.ft. be the same a little more or  
less contained in Municipal premises No. 55/3C,  
Ballygunge Circular Road, Calcutta (formerly being  
Municipal Premises No. 55/3B, Ballygunge Circular  
Road, Calcutta) more fully and particularly described  
in the First Schedule hereunder written.

AND WHEREAS by another Indenture dated 09.12.1974 made  
between the said Birendra Kumar Roychowdhury therein  
described as the Vendor of the One Part and the said

Contd.....6

No. 213502

Mr. S. K. Basu  
Solicitor for Adversary  
Police Court Office, Strand,  
Calcutta - 700010

Calcutta Court House,

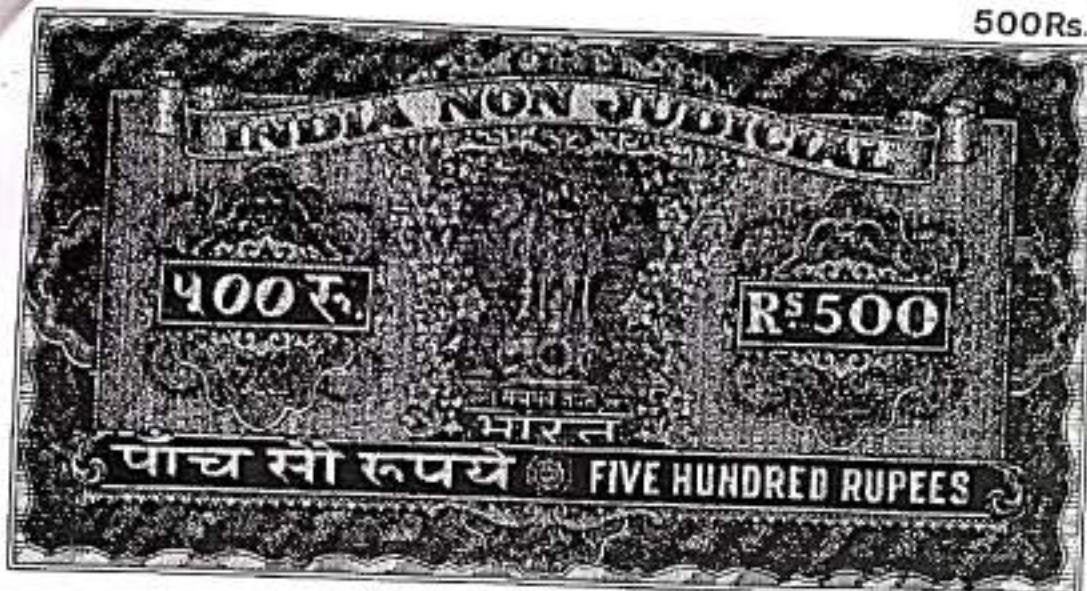
VISWANATH

✓  
✓✓✓

Amount Rs. 10,750/-

2 C 40,000/-  
2 C 3,000/-  
1 C 500/-  
2 C 200/-  
1 C 50/-  
13,750/-

500Rs.



- : (6) :-

Savita Gambhir therein described as the 'THE PURCHASER' of the Other Part, the said Birendra Kumar Roy Chowdhury for the consideration mentioned therein sold, transferred and conveyed unto the said Savita Gambhir ALL THAT the piece or parcel of land measuring 1 Cottah 2 Chittacks and 12 Sq.ft. be the same a little more or less contained and lying at premises No. 55/3B, Ballygunge Circular Road in the City of Calcutta (being a portion of premises No. 55/3B, Ballygunge Circular Road, Calcutta) and put the said Savita Gambhir in possession of the said land which is more fully and particularly described in the Second Schedule hereunder written.

Contd.....7

st. No. 21353  
.....

Sold to..... R. K. Banerjee  
et..... Calcutta & A. Records  
..... 10, Old Post Office Street,  
..... Calcutta, India  
Calcutta Collectorate,  
Treasury

Amount Rs. 1,1  
mark

2 Re - 1000/-  
3 Re 3,00/-  
1 Re 50/-  
2 Re 200/-  
1 Re 50/-  
43750/-



100Rs.



-: (7) :-

AND WHEREAS the said properties mentioned in First and Second Schedule hereunder written have been amalgamated and collectively numbered as 55/3C, Ballygunge Circular Road, Calcutta.

AND WHEREAS the said Savita Gambhir being seized and possessed of and/or otherwise well and sufficiently entitled to the said land mentioned in schedule 'A' and 'B' constructed a three storied building in the said lands and the said building is hereinafter referred to as 'the said Building'.

Contd.....8

✓. 21352

Mr. S. K. Banerjee & Associates  
Solicitor & Advocate  
10, Old Post Office Street  
Kolkata - 700 001

Dated: 17/10/01

For:

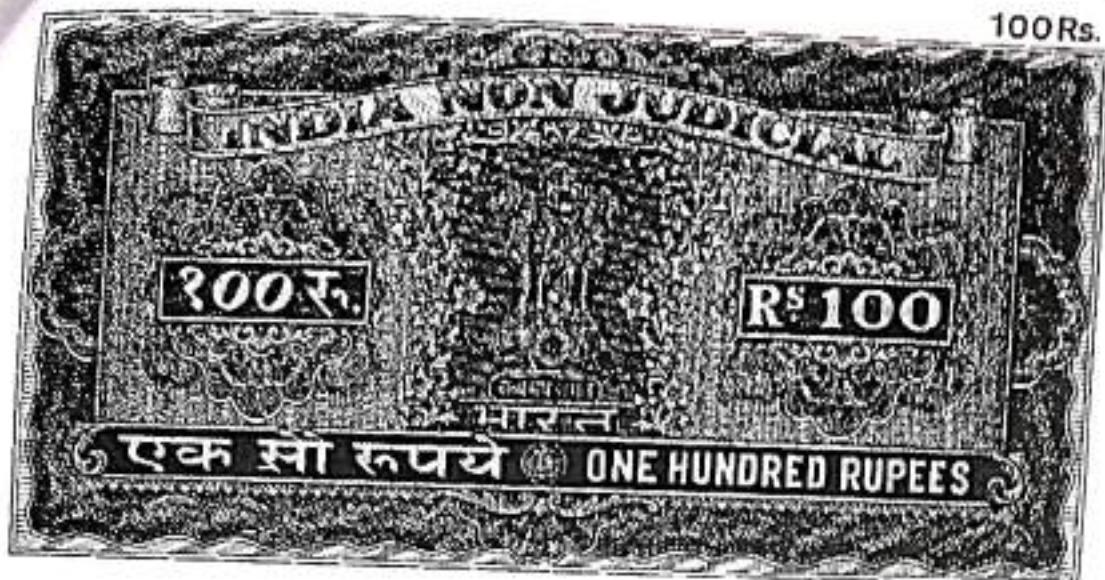
Mr. T. B. Datta

PK

2c 10.00/-  
3c 3.00/-  
1c 5.00/-  
2c 2.00/-  
1c 5.00/-  
43.75/-



100Rs.



- : (8) :-

AND WHEREAS the said Savita Gambhir made an agreement on 21st June 1977 with Smt. Bina Sarkar for absolute sale of the said building more fully particularly described in the third schedule hereunder (hereinafter referred to as the 'said property') free from all encumbrances, charges, liens and lis pendentes whatsoever at an for a consideration of Rs. 6,25,000/- (Rupees Six Lakhs Twenty Five Thousand) only mentioned therein,

Contd.....9

2/1953

Md to S. K. Banerjee,  
of Subdivisional Police Commissioner  
10, M.C. Post Office Street,  
Kolkata.

Calcutta City.

URGENT

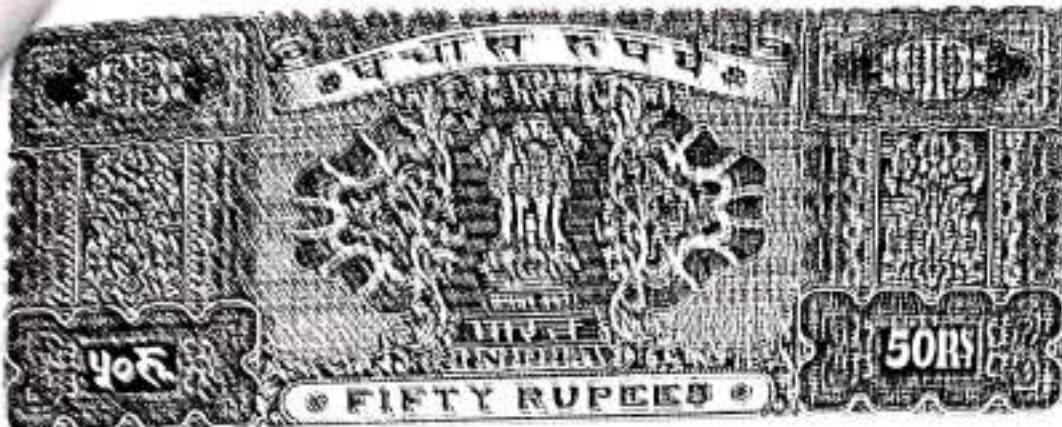
1/1/60 01.0

2 c 10.00/-  
3 c 3.00/-  
1 c 5.00/-  
2 c 2.00/-  
1 c 5.00/-  
43.00/-



with signature of AMMUNI  
Dewan

50 RS.



- : (9) :-

AND WHEREAS the said Savita Gambhir died intestate leaving behind her husband Vijoy Pal Gambhir, her son Sanjay Gambhir and her daughter Shalini Gambhir (now known as Shalini Bhasin) as her only legal heirs and heiress.

AND WHEREAS after execution of the said agreement dated 21st June, 1977 payments were made from time to time on behalf of the Purchasers to the said Savita Gambhir towards the consideration amount and the entire consideration was paid ;

Contd.....10

No. 21353

sold to ... Sank ...  
at ... Salai ... & ...  
10, Old Fort, Alipore Street,  
Kalkutta - 700013

Calcutta Collectorate,

Treasor

✓ 180/00 0.1

✓ 180/00 0.1

2.c.	10,000/-
3.c.	3,000/-
1c.	50/-
2.c.	50/-
1c.	50/-
13,750/-	



✓ 18. Nov 1977 of Addl. Registrar  
Calcutta

- (10) -

AND WHEREAS on demise of the said Savita Gambhir the Vendors herein jointly inherited the said property and thus became absolute owners of the said property ;

AND WHEREAS the Bina Sarkar asked the Vendors to execute the Conveyance to sell and convey the said property in her favour as well as in favour of her nominees Abhijit Sarkar and Subir Sarkar and the Vendors agreed to execute the conveyance in favour of Bina Sarkar and her nominees.

NOW THIS INDENTURE WITNESSETH as follows :-

In consideration of Rs. 6,25,000/- (Rupees Six Lakhs Twenty Five Thousand) only paid to the said Savita Gambhir since deceased by the Purchaser (the receipt of which sum the Vendors hereby acknowledge) the Vendors hereby sell, convey and transfer ALL THAT the said building and property in Premises No. 55/3C, Ballygunge Circular Road, Calcutta-700 029 to the Purchaser free from any encumbrances, litigations and all the estate, interest, right, title, claim and demand of the Vendors into or upon the said property or any part thereof to hold the same for ever in together with all erections, fixtures, courts, court yards, areas, sewers, drains, ways, passages, water course, lights, liberties, easements, privileges, rights, advantages, appendages and appurtenances whatsoever to the said property hereditament belonging or otherwise appertaining to or with

Contd.....11

-- (11) --

the same or any part thereof held used occupied or enjoyed  
or reputed to belong or be appurtenant thereto AND ALL THE  
ESTATE RIGHT TITLE INTEREST CLAIM AND DEMAND whatsoever  
to the said Vendors into and upon the said property here-  
ditaments or any or every part thereof and all deeds,  
pattahs, miniments, writings and evidences of title which  
anywise exclusively relate to the said property heredi-  
tament and premises or any part or parcel thereof and which  
now are or ~~t~~ hereafter shall or may be in the custody power  
or possession of the said Vendors or any person or persons  
from which they or they can or may procure the same without  
action or suit at law or in equity TO HAVE AND TO HOLD the  
said property hereditament and hereby granted, transferred  
and conveyed or expressed or intended so to be INTO AND TO  
THE USE of the said Purchasers absolutely and forever  
and fr8e from encumbrances AND the Vendors hereby for  
themselves their heirs, representatives, executors and  
administrators covenant with the said Purchasers their  
heirs, representatives and assigns that NOTWITHSTANDING  
any act, deed, matter or knowingly suffered to the contrary  
they the said Vendors now are lawfully and absolutely  
seized, possessed or otherwise well and sufficiently  
entitled to the said property hereby granted or expressed  
so to be and every part thereof for a perfect and indefea-  
sible estate inheritance without any manner or condition  
use, trust, claim demand or lien and hath in themselves  
good right full power and absolute authority to grant  
transfer and convey the said property hereditaments and  
premises hereby granted transferred and conveyed or

Contd.....12

-: (12) :-

expressed or intended so to be unto and to the use of the said purchasers in manner aforesaid AND that the said purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said property hereditaments and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND the Vendors undertake that the Vendors shall at all times hereinafter upon the request and costs of the Purchasers make acknowledge and execute all such further acts deeds and things whatsoever for the better and more absolutely assuring that the said property to the purchasers as may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of land and premises containing by estimation an area of 6 Cottahs 8 Chittacks and 25 Sq.ft. be the same a little more or less situate lying at and being a portion of the Municipal Premises No. 55/3B, Ballygunge Circular Road, Calcutta formerly a portion of premises No. 55/3, Ballygunge Circular Road, Calcutta in Division No. VI Sub-Division 2 Mouza Ballygunge Registration, District- 24 Parganas, Sub-Registration, District-

Contd.....13

- 8 (13) :-

24 Parganas, Thana- Ballygunge in the town of Calcutta  
Together with the boundary wall on the West thereof butted  
and bounded in the manner following that is to say :

ON THE NORTH : by the remaining portion of  
Premises No. 55/3B, Ballygunge  
Circular Road, Calcutta.

ON THE SOUTH : by a portion of premises No. 55/3,  
Ballygunge Circular Road, Calcutta.

ON THE EAST : by Private Road and

ON THE WEST : by footpath.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land measuring about  
1(one) Cottah 2(two) Chittacks and 12(twelve) Square Feet  
together with the boundary walls and the portion of lands  
contained therein or underneath the said walls be the same  
a little more or less being No. 55/3C, Ballygunge Circular  
Road, formerly a portion of premises No. 55-3B, Ballygunge  
Circular Road, butted and bounded in the manner following :

Contd.....14

1  
-1 (14) -

ON THE NORTH : By portion of land belonging to Binod Kishore Roy Chowdhury,  
ON THE SOUTH : By portion of land sold to the Vendor,  
ON THE EAST : By common passage,  
ON THE WEST : By private land.

THE THIRD SCHEDULE ABOVE REFERRED TO :

ALL THAT the brick built three storied building at premises No. 55/3C, Ballygunge Circular Road, Calcutta containing an area of 7 Cottah 10 Chittack and 37 Square Feet more or less built and bounded in the manner following that is to say :

ON THE NORTH : By Premises Nos. 3/D & 3E, Ballygunge Circular Road, Kolkata.  
ON THE SOUTH : By Premises No. 55/5, Ballygunge Circular Road, Kolkata.  
ON THE EAST : By premises No. 55/3 Ballygunge Circular Road, Kolkata.  
ON THE WEST : Private Road.

Contd.....15

- (15) -

IN WITNESSES WHEREOF the said Vendors have hereunto  
set their respective hands and seals the day month and year  
first above written.

SIGNED, SEALED AND DELIVERED by  
the VENDORS in presence of :

1. *Sushil Kumar Basu*  
Solicitor & Advocate  
High Court, Calcutta.

2. *May Ramkrishna Patra*  
10, old post office st.  
Calcutta - 700 001



*Vijay Pal Ganguli*  
for Sale



*Vijay Pal Ganguli*  
constituted Attorney  
of Sangeet Ganguli  
and Shalini Bhattacharya

Drafted by

*Sushil Kumar Basu*  
(SUSHIL KUMAR BASU)  
SOLICITOR & ADVOCATE

-: (16) :-

RECEIVED OF AND FROM THE within named  
Purchaser the sum of Rupees Six Lacs  
Twenty Five Thousands only being the  
full consideration money within  
expressed already paid by the Purchaser-

MEMO OF CONSIDERATION

1)	By Pay Order	Rs. 50,000/-
2)	By Pay Order No. 562/77 of Indian Overseas Bank, Kalighat (Calcutta) dated 21.6.1977 on account of Subir Sarkar..	Rs. 1,00,000/-
3)	By Pay Order No. 563 of Indian Overseas Bank, Kalighat, Calcutta dated 21.6.1977 on account of Aloke Sarkar..	Rs. 1,50,000/-
4)	By Pay Order No. 564 of Indian Overseas Bank, Kalighat, Calcutta dated 21.6.1977 on account of Bina Sarkar..	Rs. 1,50,000/-
5)	By Pay Order No. 561/77 of Indian Overseas Bank, Kalighat, Calcutta dated 21.6.1977 on account of Ajoy Sarkar..	Rs. 1,50,000/-
6)	By cheque dated 21.6.1977 of Indian Overseas Bank (Calcutta) drawn by Sri Bina Sarkar..	Rs. 25,000/-
		Rs. 6,25,000/-

WITNESSES :

1. *Aloke Kumar Datta*  
*Solicitor & Advocate*  
*High Court, Calcutta.*

Vijay Pal Gambhi  
for self

2. *Nrip Kumar Datta*  
*10, Old Post Office St*  
*Calcutta - 700 001*

Vijay Pal Gambhi  
Constituted Attorney  
of Vijay Gambhi and  
Shalini Bhattacharya

BOOK No. 1-26  
Page No. 14  
Regd. No. 14996  
Dated 01/10/2003  
Deed No. 14996  
w the year 2003

1-26  
01/10/2003

DATED THIS THE 10<sup>TH</sup> DAY OF OCTOBER, 2001

FROM

VIJAY PAL GANESH & ORS

TO

BINA SARKAR & ORS



10/10/01

CONVEYANCE



Mr. Registrar of Deeds  
Kolkata

10/10/01

SUSHIL KUMAR BASU  
SOLICITOR & ADVOCATE  
109 OLD POST OFFICE STREET  
TOP FLOOR, ROOM NO. 116  
KOLKATA - 700 001.

Book- I, Page form- 1 to 27

Deed No- 190104996,

Deed Year- 2003.



Digitally signed by DEBASIS PATRA  
Date: 2019.02.01 12:50:18 +05:30  
Reason: Digital Signing of Deed.

Certified to be a true Copy!

*[Signature]*

(Debasis Patra) 01-02-2019 12:50:17

Additional Registrar of Assurances-I, Kolkata,  
West Bengal.



*[Signature]*  
**CHECKED BY**

Deed no :I-190104996 / 2003.....Page:27 / 27

*[Signature]*  
**Additional Registrar of  
Assurances-I, Kolkata**

23 | 03 | 21