

पश्चिम बंगाल WEST BENGAL

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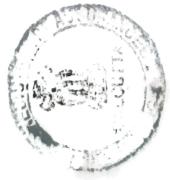
a that the Document is admitted processon. The Signature Sheet and the adorsement sneets attached to this document are the part of this Document Additional Registrar of Assurances-L Kolkata

THIS INDENTURE made this the .!?! day of July, Two Thousand and Thirteen B E T W E E (1) SRI ARUNESH CHOUDHURY son of Late Bijan Choudhury, by faith Hindu, by Nationality Indian, residing at 418, Kalighat Road, under Police Station Kalighat, Kolkata- 700 026 (2) SMT. NANDITA GUPTA wife of Achinto Gupta, by faith Hindu, by occupation House-wife, by Nationality Indian, residing at Ram Krishna Pally, Mallikpur, under

Patro of Purchases Margal & Lattacharp 8t.

SLOVER 342 - P.S. SOM
SLOVER 342 - P.S. SOM
Papers First James only.

Birash Munhuya 5/04-B.K. Munhuya 2/119 vidya Sugar. -Kol-47.



ADDITION STRAR
OF ASSIVE ADLKATA
1 2 JUL 2013

Police Station Baruipur, Kolkata- 700 145, in the District of South 24-Parganas, (3) SMT. PAROMITA CHOUDHURY daughter of Late Bijon Choudhury, by faith Hindu, by occupation House hold duties, by Nationality Indian, residing at Bally, P.O. Samabaya Pally, Pin-711205, Howrah (4) SRI AVIK CHOUDHURY and (5) SRI ANISH CHOUDHURY both sons of Late Bijan Choudhury, all by faith Hindu, by Nationality Indian, residing at 299A/1, East Kadalia, New Baracpur, P.S. Ghola, Kolkata- 700 131, in the District of North 24- Parganas hereinafter jointly called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

#### A N D

faith Hindu, by occupation Business, by Nationality Indian, residing at 10/4/2, Nepal Bhattacherjee Street, P.S. Kalighat, Kolkata- 700 026 hereinafter called and referred to as the **PURCHASER** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART;

WHEREAS by virtue of a registered conveyance in Bengali languages made between Sri Shshil Kumar Dutta son of Late Surya Kumar Dutta of 6/1, Kala Bagan Lane, P.S. Tollygunge, District 24-Parganas therein mentioned as the Vendor of the one part and Sri Bijan Chowdhury 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 land measuring an area 07 Cottahs 10 Chittaks 34 sq.ft. be the same a little more or less lying and situated at Mouza Bali, J.L. No.14, under Khatian No. 451, R.S. Khatian No. 7923, in Dag No. 1336, within the present limit of the Bali Gram Panchayet, under Police Station Bali, Sub-Registry Office at Howrah, in the District of Howrah and the said conveyance was registered in the office of the Sub-Registry Office at Howrah and recorded in Book No. 1, Volume No. 29, pages from 5 to 7, Being No. 1066 for the year 1963.

AND WHEREAS while seized and possessed of the aforesaid property the said Bijan Choudhury died intestate leaving behind his first wife namely Roma Choudhury and one son Sri Arunesh Choudhury, two daughters namely Smt. Nandita Gupta, Smt. Paramita Choudhury and also Second wife namely Smt. Dipika Choudhury and her two sons namely Sri Avik Choudhury and Sri Anish Choudhury as his only legal heirs, successors and representatives.

AND WHEREAS while jointly seized and possessed of the aforesaid property the said first wife namely Smt. Roma Choudhury died intestate leaving behind her only son Sri Arunesh Choudhury and two daughters namely Smt. Nandita Gupta, Smt. Paramita Choudhury and subsequently the said second wife namely Smt. Dipika Choudhury also died intestate leaving behind her two sons namely Sri Avik Choudhury and Sri Anish Choudhury as her only legal heirs, successors and nominees.

AND WHEREAS after demised of the aforesaid the present Vendors lawfully and absolutely seized and possessed of ALL THAT piece and parcel of the land measuring an area 07 Cottahs 10 Chittaks 34 sq.ft. be the same a little more or less lying and situated at Mouza Bali, J.L. No.14, under Khatian No. 451, R.S. Khatian No. 7923, in Dag No. 1336, within the present limit of the Bali Gram Panchayet under Police Station Bali, Sub- Registry Office at Howrah, in the District of Howrah free from all encumbrances.

AND WHEREAS for the urgent need of money the Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the entirety of the said premises and/ or the entirety of the right, title, interest of the Vendors into or upon the said **ALL THAT** piece and parcel of the land measuring an area 03 Cottahs 15 Chittaks 00 sq.ft. be the same a little more or less along with one brick built tile shed structure measuring an area 100 sq.ft.

Standing thereon lying and situated at Mouza Bali, J.L. No.14, under Khatian No. 451, R.S. Khatian No. 7923, in Dag No. 1336, Scheme Plot No. 26, within the present limit of the Bali Gram Panchayet, under Police Station Bali, Sub- Registry Office at Howrah, in the District of Howrah free from all encumbrances whatsoever which is morefully and particularly described in the SCHEDULE hereunder written free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever at or for the consideration money of Rs.8,00,000/- (Rupees eight lacs) only free from all encumbrances, charges, lines, lispendens, attachments, whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.8,00,000/- (Rupees eight lacs) only the lawful money to the paid by the Purchaser as per Memo of Consideration Vendors hereunder written to which the vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit the Purchaser executors, his heirs, discharge release and administrators, representatives and assigns and every one of them and also the said property they the Vendors and beneficial owner do by these present indefeasible grant, sell, convey, transfer assign and assure unto the Purchaser his heirs, executors, administrators, representatives and assigns free from all encumbrances attachments and other defects in title ALL THAT piece and parcel of the land measuring an area 03 Cottahs 15 Chittaks 00 sq.ft. be the same a little more or less along with one brick built tile shed structure measuring an area 100 sq.ft. standing thereon lying and situated at Mouza Bali, J.L. No.14, under Khatian No. 451, R.S. Khatian No. 7923, in Dag No. 1336, Scheme Plot No. 26, within the present limit of the Bali Gram Panchayet, under Police Station Bali, Sub-Registry Office at Howrah, in the District of Howrah morefully and particularly described in the schedule hereto OR HOWSOEVER OTHERWISE the said property now or heretofore were or was situate, butted bounded, called, known, numbered, described and distinguished TOGETHER WITH the land were upon or on part thereof the same is erected and built TOGETHER FURTHER WITH all rooms, fixtures, walls, yards, court yards and benefits and advantages of ancient and other lights, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held used, occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion and reversion, remainder and remainders, rents, issues and profits thereof and of and from every part thereof TOGETHER FURTHERMORE all the estate right, title, inheritance use, trust, property claim and demand whatsoever both at law and equity of the Vendors into and upon the said property or every part thereof AND all deeds, pattahs muniments, writings and

evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors their heirs, executors, administrators or representatives or any person from whom she can or may procure the same without action or suit at law or in TO ENTER INTO AND HAVE HOLD OWN POSSESS equity AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with her rights, liberties and appurtenances unto and to the use of the Purchaser his heirs, executors, administrators representatives and assigns for ever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from or to these presents AND the Vendors doth hereby for themselves, their heirs, executors, administrators and representatives covenant with the Purchaser his heirs, executors, administrators, representatives and assigns AND NOTWITH- STANDING any act deed or thing whatsoever by the Vendors or by any of their predecessors and ancestor in title done or executed or knowingly suffered to the contrary they the Vendors had at all materials times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or

be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE that the Vendors and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchaser his heirs, executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of vendors or any breach of the covenants hereunder contained.

# THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as under:-

- a) That the Vendors are absolutely seized and possessed the said land free from all encumbrances whatsoever as absolute owner thereof with full right to transfer and convey the land and structure for the use of the Purchaser free from all encumbrances absolutely in the manner aforesaid according to the true intent and meaning of these presents.
- b) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the said land and building hereby granted sold and conveyed and receive and take the rents issues and

profits thereof and every part thereof without any lawful action suit trouble hindrance eviction interruption disturbance claim and demand whatsoever, claiming through and under the Vendors.

THAT notwithstanding any act, thing, deed, matters whatsoever c) made done executed or knowingly suffered to the contrary the Vendors 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 the purchaser shall and may at all times hereafter AND peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and pay the rents to the Collector, Howrah upon getting his name mutated and/ or recorded in the office of the Collector, Howrah, as well as in the Office of the Bali Gram Panchayet 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 Vendors or any of their 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 Vendors or any of their predecessors in title and that free from all encumbrances, whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

- d) That free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs and expenses of the vendors well and sufficiently saved defended kept harmless and indemnified or from and against all and in all manners of former and other estates mortgage charges lien lispendens claims demands debts attachments liabilities execution encumbrances whatsoever enacted or suffered by the vendors except as aforesaid.
- e) That the Vendors and all persons having or lawfully or equitably claiming any estate right title interest property claims and demands whatsoever unto or upon the land with structure standing thereon hereby granted sold and conveyed transferred assigned and assured or intended so to be and every part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do or execute or cause to be done and executed all such acts deeds and things for further better and

more perfectly and effectively granting transferring and assuring the said land and building and any of the same and every part of the same unto and for the same unto and for use of the purchaser free from all encumbrances whatsoever.

other papers in her possession in respect of the said property to the Purchaser AND the Vendors hereby declare and confirm that recital as mentioned herein before cited, are true and correct and the Vendors doth hereby indemnify the Purchaser and shall keep them indemnified in future also in respect thereof if any losses and/ or damages is suffered by the Purchaser by reason of any thing found incorrect later on.

# THE SCHEDULE ABOVE REFERRED TO

Cottahs 15 Chittaks 00 sq.ft. be the same a little more or less along with one brick built tile shed structure measuring an area 100 sq.ft. standing thereon lying and situated at Mouza Bali, J.L. No.14, under Khatian No. 451, R.S. Khatian No. 7923, in Dag No. 1336, Scheme Plot No. 26, within the present limit of the Bali Gram Panchayet, under Police Station Bali, Sub- Registry Office at Howrah, in the District of Howrah along with the right to take connection of Electric, cable, gas, tap water, telephone etc. through common passage and /or Road together with all easement right, title thereto and the said

property 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 proportionate rent payable to collector Howrah and the said property is butted and bounded by:-

ON THE NORTH: Scheme Plot Nos. 27, 30, & 31;

ON THE SOUTH: Land in Part of R.S. Dag No. 1337;

ON THE EAST : 9 ft wide common passage;

ON THE WEST: Land in R.S. Dag No. 1340;

the parties herein subscribed their IN WITNESS WHEREOF respective hands and seal this the day month and year first above written.

SIGNED SEALED AND DELIVERED

Rawkrishnhader. Mollichpur, p.s. Banpun Thor- 7000145

1. Bivash Muchapu Namoleta Gupta.

2/119 vidya Sagan, KN47 Poromita choudhury

2. A. Gupta

Roman Chondom

( VENDORS)

AMIT BANERDEE)

#### MEMO OF CONSIDERATION

RECEIVED on and from the within named purchaser the within mentioned full and final consideration money of Rs.8,00,000/-

Rupees eight lacs) only as per memo given below:-

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<b>Date</b>	Cheque No	. Bank	Amount
07.2013 07.2013 07.2013	551844 551845 55184 <b>3</b> Cash	Dena Bank, R.B. Avenue Dena Bank, R.B. Avenue Dena Bank, R.B. Avenue Total	Rs.1,60,000/- Rs.1,60,000/- Rs.1,60,000/- <b>Rs.3</b> ,20,000/-

(Rupees eight lacs only)

WITNESSES:

1. Bivast Muxluya

2. A- aupta

Aninesh chou Thury.
Namaléta Gapta.
Paromita choudauny.

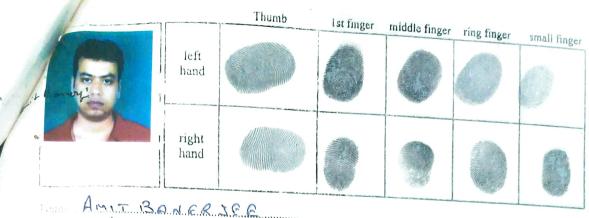
( VENDORS)

Drafted by me,

Advocate

Alipore Judges' Court, Kolkata-27.

Alipore Police Court Kolkata-700027



Amit BoneRIEE

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	left hand					
Annaharay.	right hand					
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Annesh chowshury



NANDITA GUPTA Nandita Gupta.

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left mand					
Para dhuy light hand					
TA DOMATTA	11 0 4 1 4 114 14				

PAROMITACHOUDHURY
Paromita Choudhury

AG NO: 1336. R. S. KHATIAN NO 7923, SCHEME PLOT NO. 26. P. S. BALLY. UNDER BALLY GRAM PANCHAYET. DIST. HOWRAH.

AREA OF LAND. 3K. 15 CH. O SFT. SHOWN IN RED BORDER.

PLOT NO. 31

DAG. NO. 1840

69'-3"

PLOT NO. 26.

PLOT NO. 26.

PLOT NO. 26.

A 15CH. OSFT.

V

22'-0"

Murch cloudlary.

9'0" WIDE ROAD

22'-0"

Ameh chowshury.
Anish Chowshury.
Allowanny.
Noundeta Gupta.
Paronita Choudhury

SUBHASIS MONDAL
CIVIL D.M. SHIP & SURVEYOR

# signature / LTI Sheet of Serial No. 06512 / 2013, Deed No. (Book - I , 06873/2013) <sub>nature</sub> of the Presentant

me of the Presentant	Photo	Finger Print	Signature with date
nit Banerjee 0,4/2, Nepal Bhattacherjee 5treet, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	12/07/2013	LTI 12/07/2013	Anit Bonens. 12/07/2013

			12/0//	2013	
. Sigr	nature of the person(s) admit	ting the Execut	tion at Office.		
SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Arunesh Choudhury Address -418, Kalighat Road, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self		LTI	Annesh choudling.
			12/07/2013	12/07/2013	
2	Nandita Gupta Address -Ram Krishna Pally, Mallikpur, Kolkata, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145	Self		LTI	Nomdita Gupta
			12/07/2013	12/07/2013	
3	Paromita Choudhury Address -Bally, Thana:-Bally, P.O. :-Samabaya Pally, District:-Howrah, WEST BENGAL, India, Pin :-711205	Self		LTI	Paromitachondhur
			12/07/2013	12/07/2013	
4	Avik Choudhury Address -299a/1, East Kadalia, New Baracpur, Kolkata, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700131	Self		LTI	Alew husn
		, 676 	12/07/2013	12/07/2013	
				OF ASSU	CNAL REGISTRAN  CRANCES I. KOLKATA  2 JUL 2013

(Ashim Kumar Ghosh) ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA Office of the A.R.A. - I KOLKATA

Government of West Bengal

pepartment of Finance (Revenue) ,Directorate of Registration and Stamp Revenue

Office of the A.R.A. - I KOLKATA, District- Kolkata

Signature / LTI Sheet of Serial No. 06512 / 2013, Deed No. (Book - I , 06873/2013)

are of the person(s) admitting the Execution at Office.

	Admission of Execution By	Status	Photo	Finger Print	Signature
•	Anish Choudhury Address -299a/1, East Kadalia, New Baracpur, Kolkata, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700131	Self	9	LTI	Anon Chang
6	Amit Banerjee Address -10/4/2, Nepal Bhattacherjee Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	12/07/2013	12/07/2013 LTI	Anit Bonery's
			12/07/2013	12/07/2013	

# Name of Identifier of above Person(s)

Bivash Mukherjee 2/119, VIDYASAGAR, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047 Signature of Identifier with Date

Birash Munlaye



2012



#### Government Of West Bengal Office Of the A.R.A. - I KOLKATA District:-Kolkata

Endorsement For Deed Number : I - 06873 of 2013 (Serial No. 06512 of 2013 and Query No. 1901L000015867 of 2013)

# on 12/07/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1/... Article number: 23, 5 of Indian Stamp Act 1899.

#### **Payment of Fees:**

Amount By Cash

Rs. 21537.00/-, on 12/07/2013

( Under Article : A(1) = 21439/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 12/07/2013 )

#### 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.-19,49,534/-

Certified that the required stamp duty of this document is Rs.- 97497 /- and the Stamp duty paid at Impresive Rs.- 5000/-

#### Deficit stamp duty

Deficit stamp duty Rs. 92500/- is paid , by the draft number 991841, Draft Date 11/07/2013, Bank State Bank of India, KALIGHAT, received on 12/07/2013

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

Presented for registration at 13.02 hrs on :12/07/2013, at the Office of the A.R.A. - I KOLKATA by Amit Banerjee ,Claimant.

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

Execution is admitted on 12/07/2013 by

- 1. Arunesh Choudhury, son of Lt Bijan Choudhury, 418, Kalighat Road, Kolkata, Thana:-Kaligha... District:-South 24-Parganas, WEST BENGAL, India, Pin:-700026, By Caste Hindu, By Profession Others
- Nandita Gupta, wife of Achinto Gupta, Ram Krishna Pally, Mallikpur, Kolkata, Thana:-Baruipu District:-South 24-Parganas, WEST BENGAL, India, Pin:-700145, By Caste Hindu, By Profession House wife

3. Paromita Choudhury, daughter of Lt Bijon Choudhury, Bally, Than Bally, P.O.:-Samabaya Paly, District:-Howrah, WEST BENGAL, India, Pin:-7/1205, By Caste Hindu, By Profession: House wife

OF ASSURANCES 1. KOLKATA

( Ashim Kumar Ghosh

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 1 of 2



#### Government Of West Bengal Office Of the A.R.A. - I KOLKATA District:-Kolkata

Endorsement For Deed Number: I - 06873 of 2013 (Serial No. 06512 of 2013 and Query No. 1901L000015867 of 2013)

- 4. Avik Choudhury, son of Lt Bijon Choudhury, 299a/1, East Kadalia, New Baracpur, Kolkata, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700131, By Caste Hindu, By Profession : Others
- 5. Anish Choudhury, son of Lt Bijan Choudhury, 299a/1, East Kadalia, New Baracpur, Kolkata, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700131, By Caste Hindu, B/ Profession: Others
- 6. Amit Banerjee, son of Lt Kamal Krishna Banerjee, 10/4/2, Nepal Bhattacherjee Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession: Business

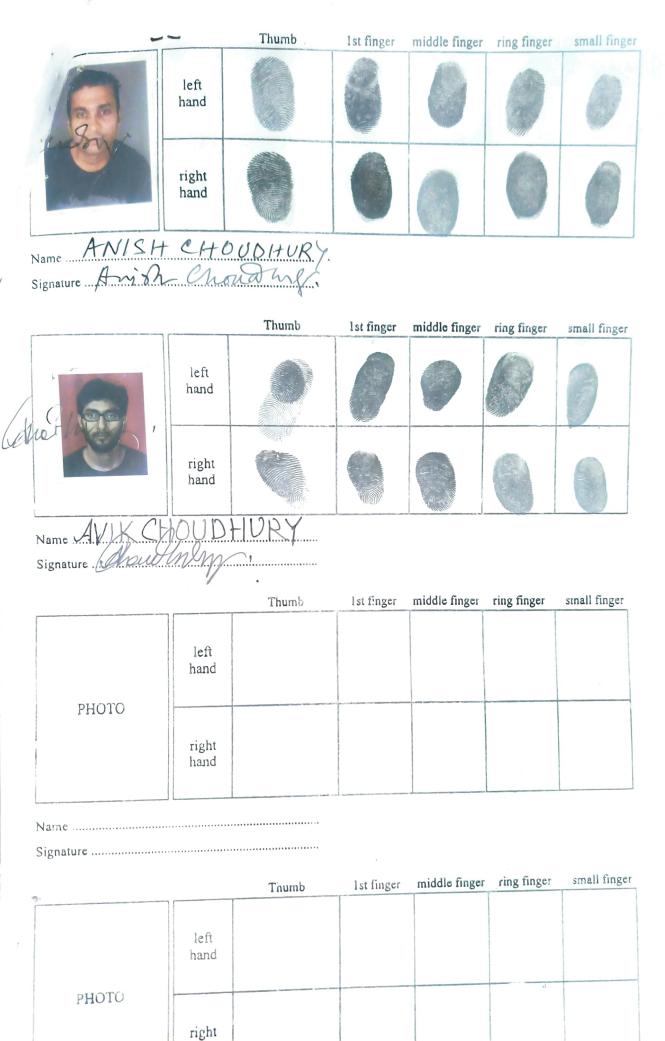
Identified By Bivash Mukherjee, son of Lt B. K. Mukherjee, 2/119, VIDYASAGAR, Kolkat. Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste: Hindu By Profession: Others.

( Ashim Kumar Ghosh ) ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

( Ashim Kumar Ghosh )

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

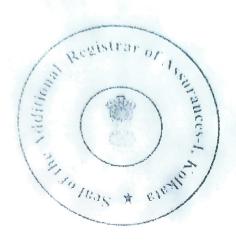
EndorsementPage 2 of 2



uf

# dificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 13 page from 8315 to 8337 peing No 06873 for the year 2013.



(Ashim Kumar Ghosh) 13-July-2013 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA Office of the A.R.A. - I KOLKATA West Bengal