

09249

Particular

①

07485



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

021453



1.23
 Accepted
 22/6/07

102303

1791400

~~RECEIVED BY THE REGISTRAR OF ASSURANCES-I, KOLKATA ON 22/6/07~~

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
 22/6/07

B.S.F. Adipat...
 3238042 3254492 5448
 30-3-20-07-101
 (39000 + 49000 + 14505)

A 1791

THIS INDENTURE made this 22nd day of June Two Thousand Seven B E T W E E N SHRI ASHOKE KUMAR ROY, son of Shri Radhika Ranjan Roy, by faith Hindu, by occupation Service, residing at 12/1, Mahendra Roy Lane, P.S. Karaya, Kolkata - 700046, hereinafter referred to as the V E N D O R (which expression shall unless excluded by or repugnant to

1791
 1791
 1791

Contd...

6 Collat BCL Mak 10/59 ft

1197
 18/6/07
 Name R.K. Das
 Address ...
 ...

TAPAN KR. DAS
 Member ...
 ...

Presented For Registration 1-43 P.M.
 at Kolkata Registration Office
 on 22nd June 2007
 by Ashoke K. Roy
 See next

Ashoke Kumar Roy
 20694



Ashoke Kumar Roy

ADDITIONAL REGISTRAR OF
 ASSURANCES-1, KOLKATA
 22/6/07

Acceptance is admitted
 Ashoke K. Roy of 870 Rd.
 Nika Rayan Roy
 12/1, M. R. Lane
 P.S. Karaya 1st-46



dipali Roy
 wife of ASHOKEKUMAR
 Roy.
 12/1, M. R. Lane, Kol-46.
 House wife.

Subscribed by
 Dipali Roy
 of Ashoke K. Roy
 of 12/1, M. R. Lane
 Kol-46
 House wife.

ADDITIONAL REGISTRAR OF
 ASSURANCES-1, KOLKATA
 22/6/07

the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the

ONE PART :

A N D

1. HASMUKH PAREKH, 2) JAISUKH PAREKH, both sons of Late Shantilal Parekh, both by faith Hindu, by occupation - Business, 3. MEHUL PAREKH, son of Jaisukh Parekh, by faith Hindu, by occupation Business, 4. NIKHIL PAREKH, son of Hasmukh Parekh by faith Hindu, by occupation Business, all residing at 5/1, Russel Street, Kolkata - 700 071 and 5. SRI JOYDEEP MAJUMDER, son of Late Manik Majumder, by faith Hindu, by occupation Business, residing at 42/217, New Ballygunge Road, P.S. Kasba, Kolkata - 700039, hereinafter jointly referred to as the "P U R C H A S E R S" (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 OTHER PART :

WHEREAS by virtue of a Deed of Exchange dated 01.07.86 made between Ashwini Kumar Dutta and Netai Naskar and his other CO-Sharers and registered at the office of the Sub-Registrar Sonarpur and recorded in Book No. I, Being No. 3474 for the year 1986 acquired the right title and interest in respect of the land comprising R.S. Khatian No. 491 appertaining to R.S. Dag No. 3178 lying and situate at Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, P.S. Sonarpur, A.D.S.R. Sonarpur and enjoyed the said property in ejmali right along with his other CO-sharers.

contd...




ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

(3)

AND WHEREAS the said Netai Naskar by way of inheritance from his father acquired the right, title and interest in respect of the land comprising Khatian No. 419 appertaining to Dag No. 3186 and Khatian No. 492 of Dag No. 3175 of the said Mouza and jointly enjoyed the said land in ejmali right along with his other brother and CO-sharer Shri Panchu Gopal Naskar.

AND WHEREAS thereafter the said Panchu Gopal Naskar died intestate leaving behind his 3 sons, 3 daughters and wife as his only legal heirs.

AND WHEREAS facing various difficulties and inconveniences to enjoy the said Property in ejmali rights the said Netai Naskar and the legal heirs of Late Panchu Gopal Naskar by a Deed of Partition dated 22-8-86 registered at the office of the A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 66, Pages 345 - 363, being No. 5134 for the year 1986 effected partition and/or division of the said Property among themselves by metes and bounds.

AND WHEREAS as per the said Partition Netai Naskar was allotted the Property mentioned in Schedule 'Kha' of the said Deed of Partition as delineated in the Plan annexed thereto marked A/1, A/2, A/3 absolutely and forever in respect of his sixteen annas share and free from all encumbrances.

...

with Panchu
N.N. (Recorded
Owner)
Dag - 3186 / Kh-419
Dag - 3175 / Kh-492

2



A handwritten signature in black ink, appearing to be a stylized name.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



AND WHEREAS thereafter by a Deed of Sale registered at the office of the A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 32 Pages 240 to 246 Being No. 2130 for the year 1996 sold, transferred and conveyed a piece and parcel of Danga Land measuring (2 Cottahs 12 Chittacks 10 sft. more or less) out of which (2 Cottahs 9 Chittacks of land of R.S. Khatian No. 491 of R.S. Dag No. 3178) and an (area of 1 Chittack 10 Sft. of R.S. Khatian No. 419 of R.S. Dag No. 3186) and 2 Chittacks of land of R.S. Khatian No. 492 of R.S. Dag No. 3175) aggregating 2 Cottah 12 Chittacks 10 Sft. of the said Mouza Barhansfartabad, unto and in favour of Shri Ashoke Kumar Roy the Vendor of these presents for a valuable consideration mentioned therein.)

AND WHEREAS Bhim Chandra Naskar since deceased the father of Netai Naskar was seized and possessed of 22 decimals of land lying and situate at Mouza - Barhansfartabad, J.L. No. 47, R.S. No. 7, Touji No. 109, comprising R.S. Khatian No. 492, P.S. Sonarpur under Rajpur Sonarpur Municipality Old ward No. 23, new ward No. 26, District 24-Parganas South.

AND WHEREAS the said Bhim Chandra Naskar died intestate leaving behind his two sons namely Panchu Gopal Naskar and Netai Naskar as her only legal heirs who inherited the said property in equal share and jointly enjoyed the said property in ejmali rights.

Kn-492
(owner-22 dec
Bhim Chandra Naskar
Panchu Gopal Naskar (1)
Netai Naskar (1)
Sale



A handwritten signature in black ink, appearing to be a stylized name.

ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

(5)

AND WHEREAS thereafter Panchu Gopal Naskar died intestate leaving behind his three sons namely 1) Kartick Naskar, 2) Ram Chandra Naskar, 3) Lakshman Chandra Naskar and three daughters viz. 1) Mira Mondal 2) Bijoli Biswas 3) Sabita Naskar and wife Smt. Tarulata Naskar as his only legal heirs.

AND WHEREAS thereafter the wife of Late Panchu Gopal Naskar and her aforesaid three daughters by a Deed of Sale dated 30.7.85 registered at the office of the Sub-Registrar Sonarpur and recorded in Book No. I, vol. No. 52, Pages 406 to 414, Being No. 4174 for the year 1985 sold, transferred and conveyed their respective share in the said land in favour of the said Kartick Naskar, Ram Chandra Naskar and Lakshman Naskar, three sons of Late Panchu Gopal Naskar.

AND WHEREAS the said Kartick Chandra Naskar & his other brothers enjoyed the said property jointly in ejmali rights with Netai Naskar.

AND WHEREAS thereafter by a Deed of Partition dated 21.8.86 registered at the office of the A.D.S.R. Sonarpur and recorded in Book No. I, Vol. No. 66, pages 345 to 363, Being No. 5134 for the year 1986 the said Netai Naskar and the said Kartick Naskar & others effected partition and/or division of the said ejmali property among themselves by metes and bounds.



A stylized handwritten signature in black ink.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

(6)

AND WHEREAS as per the said Partition Netai Naskar was allotted the Property mentioned in Schedule 'Kha' of the said Deed of Partition and delineated in the Plan annexed thereto marked A/1, A/2, A/3 absolutely forever and free from all encumbrances.

AND WHEREAS the said Netai Naskar by a Deed of Sale registered at the A.D.S.R. Alipore and recorded in Book No. I, Volume No. 30 Pages 270 to 276 Being No. 1758 for the year 2000, sold, transferred and conveyed a piece & parcel of Danga Land measuring 3 Cottahs 12 Chittacks more or less comprising R.S. Dag No. 3182 under R.S. Khatian No. 492 of the said Mouza - Barhans Partabad unto and in favour of Sri Ashoke Kumar Roy the Vendor herein for a valuable consideration mentioned therein.

AND WHEREAS the Vendor herein is lawfully seized and possessed of the said lands morefully described in the Schedule hereunder written having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Vendor expressed his desire for absolute Sale of a piece & parcel of Danga Land measuring 6 Cottahs 8 Chittacks 10 Sft. more or less free from all encumbrances at a fixed price or consideration of Rs. 17,91,400/- (Rupees seventeen lakhs ninetyone thousand four hundred) only and the Purchasers herein agreed to purchase the said land at the said consideration.

It is expressly stated here that the Purchasers No. 1 to 4 herein purchased undivided 75% share and the Purchaser No. 5 herein purchased undivided 25% share of the Property mentioned in the Schedule hereunder written.



A handwritten signature in black ink, appearing to be a stylized name.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 17,91,400/- (Rupees seventeen lakhs ninetyone thousand four hundred) only well and truly paid by the Purchaser^s to the Vendor, at the time of or before the execution of these presents (the receipt whereof the Vendor doth 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 doth hereby acquit, release and forever discharge the said Purchaser^s as well as the said land hereby sold, transferred and conveyed) the Vendor doth hereby grant, transfer, convey, sell, assign and assure unto the Purchaser^s ALL THAT piece and parcel of Danga Land measuring 6 Cottahs 8 Chittacks 10 Sft. more or less lying and situate at Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Pargana Medanmalla, Touzi No. 109 comprising R.S. Dag Nos. 3178, 3186, 3175, 3182 under R.S. Khatian Nos. 491, 419, 492, P.S. and A.D.S.R. Office Sonarpur at present lying within the limits of Rajpur Sonarpur Municipality being Old Ward No. 23, new Ward No. 26, District 24 Parganas(South) more fully and particularly described in the Schedule hereunder written and delineated in the Maps or Plans annexed hereto and depicted by RED border lines OR HOWSOEVER otherwise the said land^s now are or is or heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH



A handwritten signature in black ink, consisting of a stylized, cursive script.

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

all paths, passages, ways, drains, ditches and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land or in anywise appertaining thereto or usually held, used, enjoyed or 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, evidences of title whatsoever which exclusively relates to the said Land or every part thereof which now are or hereafter shall or may be in the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor can or may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land so to be unto the said Purchaser absolutely for ever free from all charges, encumbrances and attachments whatsoever ;

AND the Vendor doth hereby covenant with the Purchasers as follows ;-

That notwithstanding any act, deed, things and 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 and sell the said land hereby granted, transferred, conveyed and sold or expressed or intended so to be unto and to the use of the said Purchasers in the manner



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

aforsaid and delivered possession.

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land or every part thereof and pay rents and taxes to the Appropriate Authorities upon getting its name mutated with the Rajpur Sonarpur Municipality and received 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 his 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 his predecessor-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 upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchaser do and execute or cause 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



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

said Purchaser as shall or may be reasonably required.

The Vendor doth hereby declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, liens, lispendens or any attachment whatsoever. The said Property is not subject to any litigation nor any Case suit or Proceeding is pending against the said property before any Court of Law. The Vendor sold the said Property while having good, clear and marketable title therein and free from all encumbrances.

IF any of the statements or covenants made hereinbefore 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.

If any error or omission is found in this Deed in future the Vendor shall at the cost and request of the Purchaser do and execute or cause to be done and executed any sort of Declaration/Rectification or any Supplementary Deed in favour of the Purchaser, their heirs, legal representatives and assigns in order to establish the right, title and interest of the Purchaser in the said Property.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece & parcel of Danga Land measuring
6 Cottahs 8 Chittacks 10 sft. more or less lying



A handwritten signature in black ink, appearing to be a stylized name.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

and situate at Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Pargana - Medanmalla, Touzi No. 109 comprising R.S. Dag Nos. under R.S. Khatian Nos. given in the Table :

R.S. Khatian Nos.	R.S. Dag Nos.	Area of Land
(1) 491	3178	2 K 9 Ch. 0 Sft.
419	3186	0 K 1 Ch. 10 Sft.
492	3175	0 K 2 Ch. 0 Sft.
(2) 492	3182	3 K 12 Ch. 0 Sft.

Total ; 6 K 08 Ch. 10 Sft.

excluding share in Common Passage - 542 Sft.

P.S. and A.D.S.R. Office Sonarpur at present lying within the limits of Rajpur Sonarpur Municipality being Old Ward No. 23, new Ward No. 26, District 24-Parganas(South) together with all sorts of easement rights through 8' wide Common Passage adjacent to the said Lands and the said Land is delineated in the Plans annexed hereto and depicted by RED border line being butted and bounded as follows :-

- (1) On the North : *part of Daag 3178 (2)* } *8' common passage*
On the South : *do - Daag 3178* } *Others Land*
On the East : *do - Daag 3186* } *part of Daag 3183*
 and Daag 3175 }
On the West : *8' wide common passage* } *8' common passage*

...



A handwritten signature in black ink, appearing to be a stylized name or initials, positioned above the official title.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands on the day, month and year first above written.

In presence of :

J. S. Dasgupta
4 A S R Dasgupta
Kolkata-26

Dipali Das
12/1 M. R. Lane, Kol-46.

Ashoka Kumar Dasg

v e n d o r

contd...

Memo



ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 17,91,400/- (Rupees seventeen lakhs ninetyone thousand four hundred) only being the full consideration money, in the manner hereunder written.

M E M O

By Pay Order (No. 799083 dt 22.6.07) drawn on Indian 3rd Bank, Kolkata Branch for Rs 17,91,400/- (Rupees seventeen lacs ninety-one thousand and four hundred only)

Astoke Kumar Ray

WITNESSES :

1. Subodh Sen.
1 A SR Soc Road,
Kolkata-26

Astoke Kumar Ray

Vendor

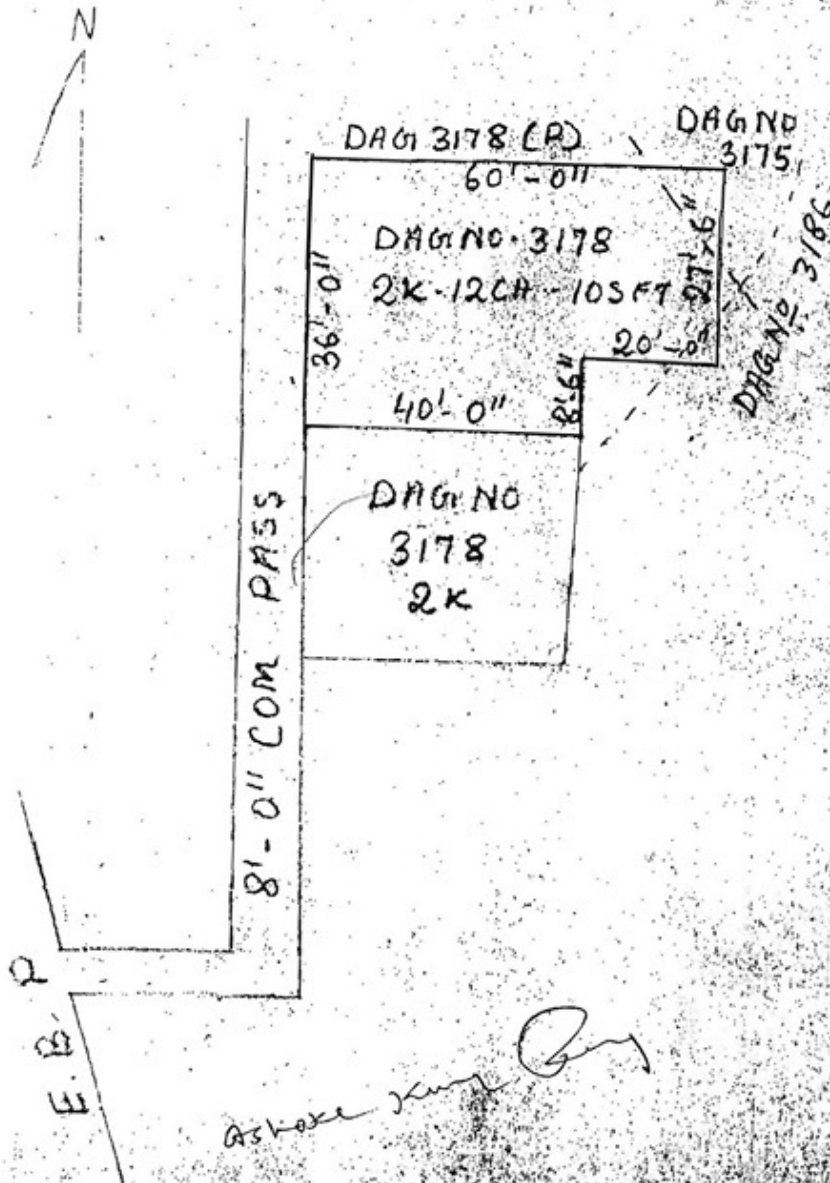
2. Sipali Ray
12/1 M.R. Lane 101-46

Drafted by :
Ratan K.V. Satta
Advocate,
Alipore, Kolkata-27

Typed by :
Subha Thandar
Subha Thandar
Alipore Police Court,
Kolkata-700027.

PLAN OF MOUZA - BARHANSFARTABAD, JL NO-47, R.S. NO -
I-109, R.S. DAG NOS-3178, 3175 & 3186 (P) R.S. KHATIAN NO -
119 & 492 P.S - SONARPUR DIST- 24 PGS (S)
OF LAND.

1G NO-3178 = 2K 9CH OSFT DAG NO-3175 = OK 2CH OSFT
AG NO-3186 = OK 1CH 10SFT TOTAL = 2K 12CH 10SFT
SCALE = 1 = 33'-0" COL. IN RED



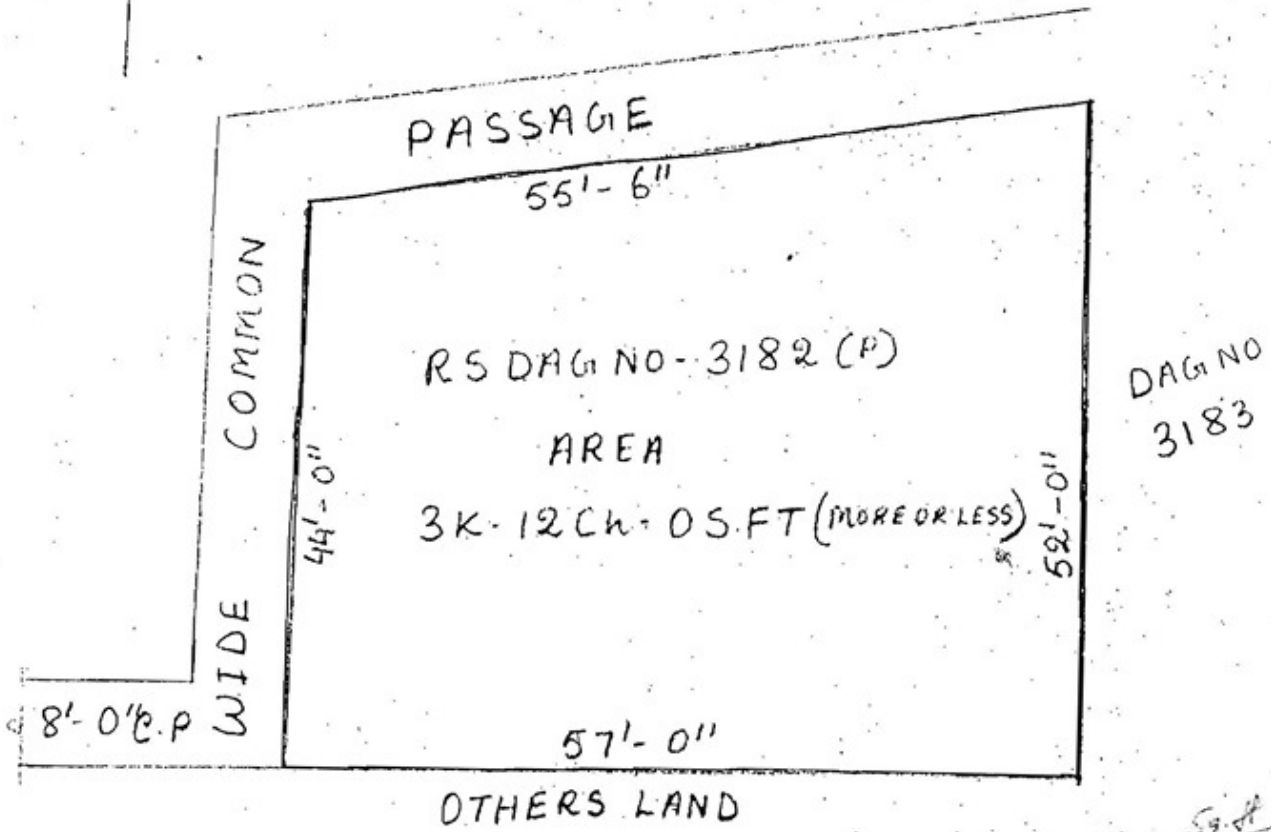


A stylized, handwritten signature in black ink, positioned above the official title.

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA



PLAN OF MOUZA:- BARHANSFARTABAD, J.L. NO. 47
 DAG NO. 3182 (P) R.S. KHATIAN NO. 492 P.S.-SONARPUR
 T-24 PGS (S) AREA:- COLOUR IN RED BORDER
 UNDER - RAJPUR SONARPUR MUNICIPALITY



Ashoke Kumar Singh

Cottah	Ch	Sq. Ft
3	12	0
2	12	10
6		22














ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

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












Name

Signature

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












Name Harshvahan Parikh

Signature Harshvahan Parikh

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

Name Jaydeep Majumdar

Signature Jaydeep Majumdar

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

Name




ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Thumb 1st finger middle finger ring finger small finger

PHOTO ✓	left hand					
	right hand					

Name

Signature

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name JAYSUKH PAREKH

Signature 

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name MEHUL PAREKH

Signature  Mehul Parekh

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name NIKHIL PAREKH

Signature 




ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



Registered in
BOOK NO. 1
VOLUME NO. 1
PAGE NO. 1 TO 19
DEED NO. 07485
YEAR 2007



[Signature]
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
3-11-07



Seemed
3-11-07

[Signature]
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA