

3430

1203722/16



Soma Guha.

Anand Mukherjee.
7.00 PM

Manish Shah



Himanshu Kotecho



Chiranjit Ghosh.

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

05.04.2010
06.4.2010

Visit Case No. 523 For 2010

J(1) (a)/K(2)(a) = 250.00 3 1/2 Prop

J(2)/K(2) = 150.00

Total Rs. = 400.00

Admitted on 05.04.2010

A.D.S.R. (Behala)

05/4/2010

THIS INDENTURE is made this the 5th day of April.

Two Thousand and Ten (2010) **BETWEEN SMT. SOMA GUHA**,
Wife of Late Dilip Kumar Guha, by Nationality – Indian, by faith –
Hindu, by Occupation – Housewife, residing at 66, Seal Thakur
Bari Road, P.S. Behala, Kolkata – 700038, hereinafter called and
referred to as the "**OWNER/VENDOR**" (which expression shall
unless excluded by or repugnant to the context be deemed to

Manish Shah

V.T/I
NO-1027

Manish Shah

V.T/I
NO-1028

Sonraj Mukherjee

V.T/I
NO-1029

Himanshu Kotecho

V.T/I
NO-1030

Chiranjit Majhi

V.T/I
NO-1031

Soma Guha



Biswajit Sikdar
8/0 Late Gobindalal Sikdar
128/6 Motilal Gupta Road
Kolkata - 700008
Service


Addl. District Sub-Registrar
Behala, South 24 Parganas.
05/04/2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 8017 to 8035
being No 03772 for the year 2010.



(Ananda Mohan Dutta) 06-April-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal



Government Of West Bengal
Office Of the A. D. S. R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 03772 of 2010
(Serial No. 03430 of 2010)

On 05/04/2010

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

Presented for registration at 19.00 hrs on :05/04/2010, at the Private residence by Manish Shah , one of the Claimants.

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

Execution is admitted on 05/04/2010 by

1. Soma Guha, wife of Late Dilip Kr. Guha , 66, Sil Thakurbari Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038 By Caste Hindu, By Profession: House wife
2. Someraj Mukherjee
Chairman, Prantik Co-operative Housing Society Ltd., 157, Binoba Bhabe Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038 .
By Profession: Others
3. Manish Shah
Secretary, Prantik Co-operative Housing Society Ltd., 157, Binoba Bhabe Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038 .
By Profession: Others
4. Himanshu Kotecha
Treassurer, Prantik Co-operative Housing Society Ltd., 157, Binoba Bhabe Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038 .
By Profession: Others
5. Chunilal Mukherjee
Vice- Chairman, Prantik Co-operative Housing Society Ltd., 157, Binoba Bhabe Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038 .
By Profession: Others
Identified By Biswajit Sikdar, son of Late Gobinda Lal Sikdar, 128/6, Motilal Gupta Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008 , By Caste: Hindu, By Profession: Service.

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 06/04/2010

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4,Exempted of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : ,E = 7/- on 06/04/2010

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

06/04/2010 16:27:00

EndorsementPage 1 of 2



Addl. District Sub-Registrar
Behala, South 24 Parganas.



Government Of West Bengal
Office Of the A. D. S. R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 03772 of 2010
(Serial No. 03430 of 2010)

Certificate of Market Value(WB PUVI rules of 2001)

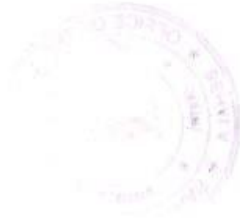
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1900000/-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Nil /-

Deficit stamp duty

Deficit stamp duty Rs. 20/- is paid, by the draft number 106645, Draft Date 03/04/2010, Bank Name STATE BANK OF INDIA, Taratala, received on 06/04/2010

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

06/04/2010 16:27:00

EndorsementPage 2 of 2

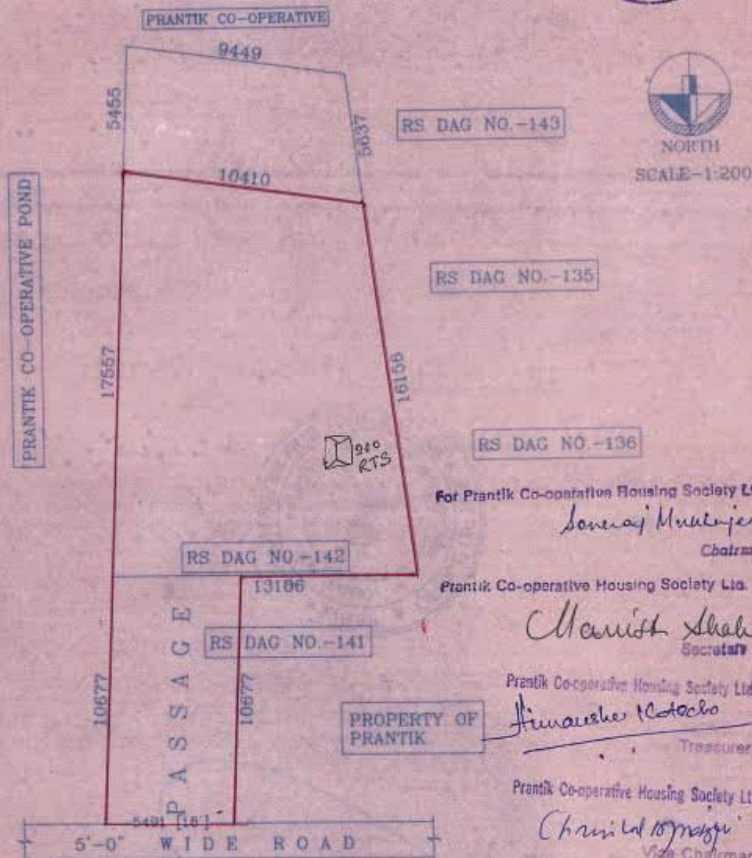


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SITE PLAN AT POSTAL PREMISES NO:-66 SILTHAKUR BARI
ROAD, K.M.C. HOLDING NO.-173 BINOVA BHABE ROAD,
DAG NO:-322 & 142, KHATIAN NO:-443, R.S. NO:-179,
J.L. NO:-8, DIST:-24 PARG'S(S) MOUZA-SAHAPUR,
WARD NO:-119, UNDER K.M.C. (S.S.UNIT)

AREA OF LAND= 2K-3CH-4SFT
AREA OF PASSAGE= 0K-12CH-19SFT
TOTAL AREA= 2K-15CH-23SFT

NAME OF OWNER- SOMA GUHA



For Prantik Co-operative Housing Society Ltd.

Somaj Mukherjee
Chairman

Prantik Co-operative Housing Society Ltd.

Manish Shek
Secretary

Prantik Co-operative Housing Society Ltd.

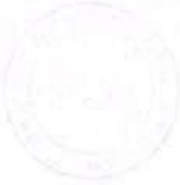
Himanshu Katoch
Treasurer

Prantik Co-operative Housing Society Ltd.

Chandigarh
Vice Chairman

Soma Guha
SIG. OF VENDER

SIG. OF PURCHESER



Addl. District Sub-Registrar,
Behala, South 24 Parganas.

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mean and include her heirs executors, administrators, legal representatives and assigns) of the **ONE PART** :

A N D

PRANTIK CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the West Bengal Co-operative Society's Act, 1973 and its Registered No. 10/79 of 1979 , having its Office at 157, Binova Bhabe Road, P.S. Behala, Kolkata – 700 038, represented by its **Chairman SRI SOMERAJ MUKHERJEE**, Son of Sri Chunilal Mukherjee, residing at 24E/1, M. N. Sen Lane, P.S. Regent Park, Kolkata – 700 040 and **Secretary SRI MANISH SHAH**, Son of Late J. Shah, residing at 4A, Santosh Roy Road, P.S. Thakurpukur, Kolkata – 700 008 and **Treasurer SRI HIMANSHU KOTECHEA**, Son of Late Vasanta Rai Kotecha, residing at 8/1, Sarat Bose Road, Police Station - Bhawanipur, Kolkata – 700020 and **Vice-Chairman SRI CHUNILAL MUKHERJEE**, Son of Late Radhagobinda Mukherjee, residing at 24E/1, M. N. Sen Lane, P.S. Regent Park, Kolkata – 700040, hereinafter called and referred to as the **"PURCHASER"** (which expressions shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, successors-in-office/interest and assigns) of the **OTHER PART** :

WHEREAS one Panna Lal Das purchased **ALL THAT** piece or parcel of land measuring 2 Cottahs 3 Chittaks 4 Sq. ft. together with old dilapidated portion of the structure standing thereon lying and situated in C. S. Dag No. 322 corresponding to R. S. Dag No. 142 under Khatian No. 443 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana – Magura, Sub – Registry Office – Behala and Police Station – Behala and within the then South Suburban Municipality now within Ward No. 119 of



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Behala, South 24 Parganas

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The Kolkata Municipal Corporation in the District of the then 24 Parganas now South 24 Parganas and the Postal address of the said property 66, Seal Thakur Bari Road and K.M.C. Holding No. Part of 173, Binoba Bhabe Road by a Bengali Kobala dated 29th September, 1957 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Office of the Addl. District Sub-Registrar, Behala, 24 Parganas and recorded in Book No. I, Volume No. 45, Pages from 174 to 179, Deed No. 3324 for the year 1957 from Smt. Kharunessa Bibi, Wife of Late Jainal Abedin and others .

AND WHEREAS during enjoyment of the said property the said Panna Lal Das sold, transferred and conveyed the aforesaid property to Smt. Soma Guha, the Owner/Vendor herein by a Bengali Kobala dated 14th August, 1987 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Office of the Sub-Registrar, Behala and recorded in Book No. I, Volume No. 34, Pages from 341 to 350, Deed No. 1806 for the year 1987.

AND WHEREAS after purchase the said property the said Smt. Soma Guha became the absolute Owner of **ALL THAT** piece or parcel of land measuring 2 Cottahs 3 Chittaks 4 Sq. ft. land together with old and dilapidated roof Tile shed structure standing thereon alongwith absolute right of passage in front of the land i.e. North side of the property comprising R. S. Dag No. 142 under Khatian No. 443 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana – Magura, Sub – Registry Office – Behala and Police Station – Behala and being K.M.C. Holding No. Part of 173, Binoba Bhabe Road, P.S. Behala, Kolkata – 700038 and its postal premises No. 66, Seal Thakur Bari Road,



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No. 119 The Kolkata Municipal Corporation in the District of South
24 Parganas.

AND WHEREAS during peaceful enjoyment of the said property the said Smt. Soma Guha, the Owner/Vendor herein due to some legitimate reasons decided to sell the said property morefully mentioned in the Schedule hereunder written to any intending Purchaser or Purchaser at or for the total consideration of Rs.19,00,000/- (Rupees Nineteen Lacs) only free from all encumbrances.

AND WHEREAS the Owner/Vendor herein agreed to sell the said property morefully mentioned in the Schedule below and the Purchaser has paid Rs.19,00,000/- (Rupees Nineteen Lacs) only as the total consideration amount to the Owner/Vendor and the Owner/Vendor received the same and acknowledge in the Memo of Consideration hereunder written.

AND WHEREAS the Purchaser has now requested the Owner/Vendor herein to execute this Deed of Conveyance in favour of the Purchaser in respect of the said Property free from all encumbrances, charges, liens, lispendens, attachments, mortgages, whatsoever absolutely and forever and the Owner/Vendor herein has agreed to execute the Deed of Conveyance in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of said Agreement and in consideration of the said sum of Rs.19,00,000/- (Rupees Nineteen Lacs) only paid by the Purchaser to the Owner/Vendor herein by Cash/Cheque morefully stated in the Memo of Consideration hereunder written at or immediately before the execution of these presents the receipt



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Owner/Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the said Purchaser, its executors, successors, successors-in-office/interest and assigns and everyone of them and also the said property, she Owner/Vendor as beneficial Owner **DOTH** by these presents indefeasibly grant, convey, transfer, sell, assign and assure unto the Purchaser, its executors, successors, successors-in-office/interest and assigns free from all encumbrances, attachment and other defects in title **ALL THAT** piece and parcel of the land measuring 2 Cottahs 3 Chittaks 4 Sq. ft. together with old and dilapidated Roof tile shed structure measuring 200 Sq. ft. standing thereon alongwith absolute right of passage measuring 12 Chittaks 19 Sq. ft. in the front of the said property i.e. North Side of the said property totally measuring 2 Cottahs 15 Chittaks 23 Sq. ft. comprising C. S. Dag No. 322 corresponding to R. S. Dag No. 142 under Khatian No. 443 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, under Police Station and Sub-Registry Office at Behala within the Ward No. 119 of The Kolkata Municipal Corporation in the District of South 24 Parganas known, numbered and distinguished being K.M.C. Holding No. Part of 173, Binoba Bhave Road and its postal premises No. 66, Seal Thakur Bari Road P.S. Behala, Kolkata - 700038 morefully, particularly and specifically described in Schedule hereunder written and specifically delineated in Map/Plan annexed hereto and depicted by **RED BORDER LINES** and/or **HOWSOEVER OTHERWISE** the said property hereditaments, now is so are of heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** the land and ground whereupon or on part whereof the same is erected and built together further with all paths, passages, ways, sewers, drains, ditches, hedges,




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bushes, water, water courses and other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said property or any part thereof belonging to or in anywise appertaining thereto or with the same or any part thereof usually held, used, enjoyed and occupied or reputed to belong or be appurtenant **AND** the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, interest, inheritance, use, trust, property, claim, demand and whatsoever both at law and in equity of the Owner/Vendor into and upon the said property, land, premises, messuages and every part thereof **AND** all the deeds, pattas, muniments, writings, evidence of title whatsoever relating to or concerning the said land, structure, premises, hereditaments and every part or portion thereof which now are of or hereafter may be in the custody, power, control, or possession of the Owner/Vendor, her heirs, executors, administrators, representatives and assigns or any person or persons from whom the said Owner/Vendor may procure the same without any lawful action or suit **TO ENTER INTO AND HAVE HOLD, OWN, POSSESS AND ENJOY** the said land, property, premises, hereditaments and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenance unto and to the use of the Purchaser, its executors, successors, successors-in-office/interest and assigns forever freed and discharged from or otherwise by the Owner/Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner/Vendor from these presents **AND** the Owner/Vendor **DOTH** hereby for herself, her heirs, executors, administrators, representatives covenant with the Purchaser, its executors, successors,

A handwritten signature in blue ink, consisting of a large, stylized 'A' shape with a horizontal stroke extending to the left.

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successors-in-office/interest and assigns that **NOTWITHSTANDING** any act, deeds, things, matter whatsoever done, made, executed or knowingly suffered to the contrary the Owner/Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell, assign and assure the said land, premises, property, hereditaments hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the said Purchaser, its executors, successors, successors-in-office/interest and assigns in the manner aforesaid land, premises, property, hereditaments hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in the manner aforesaid land, premises, hereditaments, property delivered possession of said property simultaneously with the execution of these presents **AND** the Purchaser, its executors, successors, successors-in-office/interest and assigns shall may at all times hereafter peaceably and quietly hold, possess and enjoy the said land, premises, hereditaments, property or every part thereof and pay the rents to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claims and demands whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for the Owner/Vendor or from or under any of her ancestors or predecessors in title **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, and released or otherwise by and at the costs and expenses of the Owner/Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any of her predecessor-in-title or any person or persons lawfully or equitably



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claiming as aforesaid **AND FURTHER THAT** the Owner/Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the Owner/Vendor or from or under any of her predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its executors, successors, successors-in-office/interest and assigns do and execute, or cause to 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, its heirs, executors, successors, successors-in-office/interest and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the Owner/Vendor and her heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser, its executors, successors, successors-in-office/interest and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Owner/Vendors or any breach of the covenants herein under contained.

FURTHER the Owner/Vendor and all person/persons having lawfully or equitably claiming any estate or interest upon the said land premises, hereditaments, property or any part thereof from under or in trust for the Owner/Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matter whatsoever for further better and more perfectly assuring and conveying the said land, premises, hereditaments, property to and unto the said Purchaser shall or may be reasonably required.





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Behala, South 24 Parganas

5 APR 2010

OFFICE OF THE ADDL. DISTRICT SUB-REGISTRAR
BEHALA, SOUTH 24 PARGANAS



The Owner/Vendor also declare that the property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispendences or any attachments. The said property has not been acquired nor requisitioned by the Govt. or any Public Body nor any scheme nor the same falls under any alignment. There is no case, suit or proceedings pending before any court of law against the said property. The Owner/Vendor sold the said land and structure while having good marketable title therein and free from all encumbrances.

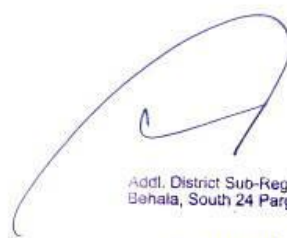
The Purchaser after making proper and sufficient enquiry and searching in the records of The Kolkata Municipal Corporation Sub-Registry Office, Land Revenue Office, Land Acquisition Office and also in the related office of Govt. of West Bengal for ascertaining the marketable title of the Owner/Vendor and the Purchaser is fully satisfied regarding the right, title and interest of the Owner/vendor in the said property.

If any error or omission of any sort is transpired in this Deed in future, the Owner/Vendor shall at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed any supplementary Deed or Rectification Deed and / or Declaration in favour of the Purchaser herein.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the total Property hereby conveyed)

ALL THAT piece or parcel of land measuring 2 Cottahs 3 Chittaks 4 Sq. ft. together with old and dilapidated Roof tile shed structure measuring 200 Sq. ft. standing thereon alongwith absolute right, title, title and ownership of the passage measuring 12 Chittaks 19



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Behala, South 24 Parganas

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Sq. ft. in the front of the said property i.e. North Side of the said property totally measuring 2 Cottahs 15 Chittaks 23 Sq. ft. which is subject matter of sale lying and situated at C. S. Dag No. 322 corresponding R. S. Dag No. 142 under Khatian No. 443 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, under Police Station and Sub-Registry Office at Behala and the said property known, numbered and distinguished being K.M.C. Holding No. Part of 173, Binoba Bhabe Road and its postal premises No. 66, Seal Thakur Bari Road, P.S. Behala, Kolkata - 700 038 and within Ward No. 119 of The Kolkata Municipal Corporation in the District of South 24 Parganas. The said property shown and delineated in the plan annexed herewith with "RED" border lines which is the part of this Indenture. The said property is butted and bounded as follows :

- ON THE NORTH : By Partly land of Prantik Co-Operative Housing Society Ltd and Partly 6' ft. wide common passage.
- ON THE SOUTH : By Property of the Purchaser being Prantik Co-Operative Housing Society.
- ON THE EAST : By Property of the Purchaser being Prantik Co-operative Housing Society.
- ON THE WEST : By Dag No. 135 and Dag No. 136.



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IN WITNESS WHEREOF the Parties hereunto have put their respective hands, seals and signatures on the day month and year first above written.

SIGNED, SEALED and DELIVERED

by the Parties in the presence of :

WITNESSES :

1. Biswajit Saha
128/6 Motilal Culp to Road
Kolkata - 700008

Soma Guha

SIGNATURE OF THE OWNER/VENDOR

2. Alok Kumar Guha
GG, Seal Thakur Bari Road,
Sahapur,
Kolkata - 700038

For Prantik Co-operative Housing Society Ltd

Somenjit Mukherjee

Chairman

Prantik Co-operative Housing Society Ltd.

Manish Shah

Secretary

Prantik Co-operative Housing Society Ltd.

Himanshu Kotecha

Treasurer.

Prantik Co-operative Housing Society Ltd.

Chandni Majumdar

Vice-Chairman.

SIGNATURE OF THE PURCHASER






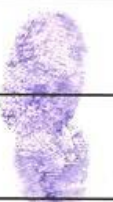









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PHOTO	left hand					
	right hand					


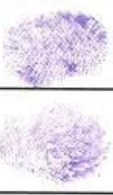




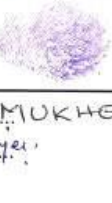




Name

Signature

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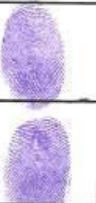








NameSOMA GUHA

Signature *Soma Guha*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

NameSOMERAJ MUKHERJEE


Signature *Someraj Mukherjee*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

NameMANISH SHAH

Signature *Manish Shah*
















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Behala, South 24 Parganas

- 5 APR 2010

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name HIMANSHU KOTECHE

Signature Himanshu Kotecho

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name CHUNILAL MUKHERJEE

Signature Chuni Lal Mukherjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



Handwritten signature in blue ink.

Addl. District Sub-Registrar
Behala, South 24 Pargans

- 5 APR 2010



MEMO OF CONSIDERATION

RECEIVED the within mentioned consideration amount of Rs.19,00,000/- (Rupees Nineteen Lacs) only from the within mentioned Purchaser in the following manner.

MEMO

By Pay order No. 390561 Dated 05-04-10
Drawn on The Federal Bank Ltd Rs.19,00,000.00

Rs.19,00,000.00

(RUPEES NINETEEN LACS ONLY)

WITNESSES :

1. Biswajit Sikdar

2. Aloke Kumar Guha

Soma Guha

SIGNATURE OF THE OWNER/
VENDOR

Drafted by me
Partha Mukherjee
Advocate


Alipore Judges' Court, Kol-27.

Typed by :

Baisakhi Mukherjee
(Baisakhi Mukherjee)

13/A, S.Hari Mukherjee Road, Kol-34.




Addl. District Sub-Registrar
Behala, South 24 Parganas.

05/04/2010