

4059/12

I-04027



Karishk Chand Agarwal



Sanjay Kumar Sureka



Chhagan Chowdhury

23/04/12  
7.00  
Q-6766/12

Visit Case No. 138 For 2012  
J(1) (a)/K/2(X) = 250  
J(2) = 250  
Total No. = 500  
A.D.S.R. (Bhola)  
23/4/2012

Certified that the document is admitted, the signature sheet and the consent sheets attached with the document are the part of this document.

Adl. District Sub-Registrar  
Behala, South 24 Parganas

**THIS INDENTURE** is made this the 28<sup>th</sup> day of April Two Thousand and Twelve (2012) **BETWEEN** (1) **JASKARAN AGARWAL**, Son of Sri Madan Lal Agarwal, (2) **SANJAY KUMAR SUREKA**, Son of Late Vijoy Shanker Sureka, No. 1 and 2 both residing at 8, Bentinck Street, P.S. Hare Street, Kolkata - 700001, (3) **ARUN KUMAR AGARWAL**, Son of Govind Prosad Agarwal, residing at 31, G. T. Road, P.S. Golabari, Howrah, (4) **ARUN CHAND CHOWDHURY**, Son of Tolaram Chowdhury, (5) **NEEL KAMAL AGARWAL**, Son of Chhagan Lal Agarwal, No. 4 and 5 both are residing at 28/1, Shakespeare

• Sonraj Mundejee



V.C.T-9  
1093

• Sonraj Mundejee



V.C.T-9  
1094

• Chrusit Mundejee



V.C.T-9  
1095

• Kailash chand Agrewal

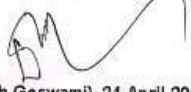


Biswajit Gupta  
40 Thakur Prasad  
22, Michael Datta St  
P.S. Wafang  
KOL-23  
Sesuke

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 1264 to 1287  
being No 04027 for the year 2012.



  
(Asish Goswami) 24-April-2012  
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 - 04027 of 2012  
(Serial No. 04054 of 2012)

On

Payment of Fees:

On 23/04/2012

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

Presented for registration at 19.00 hrs on :23/04/2012, at the Private residence by Sri Someraj Mukherjee, one of the Claimants.

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

Execution is admitted on 23/04/2012 by

1. Sri Someraj Mukherjee  
Chairman, Prantik Co- Operative Housing Society Ltd., 157, Binoba Bhabe Road, Kolkata,  
Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700038 .  
, By Profession : Others
2. Sri Chunilal Mukherjee  
Vice Chairman, Prantik Co- Operative Housing Society Ltd., 157, Binoba Bhabe Road, Kolkata,  
Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700038 .  
, By Profession : Others  
Identified By Biswajit Gupta, son of Thakur Prosad, 22, Michael Dutta Street, Kolkata,  
Thana:-Wattgunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700023 , By  
Caste: Hindu, By Profession: Service.

**Executed by Attorney**

Execution by

1. Kailash Chand Agarwal, son of Govind Prosad Agarwal , 31, G. T. Road, Thana:-Golabari,  
District:-Howrah, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: Business,as the  
constituted attorney of 1. Jaskaran Agarwal 2. Sanjay Kr. Sureka 3. Arun Kr. Agarwal 4. Arun Chand  
Chowdhury 5. Neel Kamal Agarwal 6. Ashok Kr. Agarwal 7. Vishwanath Koyal 8. Shiv Kr. Agarwal 9.  
Ashok Kr. Kedia is admitted by him.  
Identified By Biswajit Gupta, son of Thakur Prosad, 22, Michael Dutta Street, Kolkata,  
Thana:-Wattgunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700023 , By  
Caste: Hindu, By Profession: Service.

( Asish Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 24/04/2012

**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 : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

( Asish Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

24/04/2012 16:41:00

EndorsementPage 1 of 2



Addl. District Sub-Registrar  
Bahala, South 24 Parganas



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

Endorsement For Deed Number : I - 04027 of 2012  
(Serial No. 04054 of 2012)

Amount By Cash

Rs. 56646.00/-, on 24/04/2012

( Under Article : A(1) = 56639/- ,E = 7/- on 24/04/2012 )

**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.-51,49,500/-

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 171972, Draft Date 21/04/2012, Bank Name State Bank of India, Taratala( Calcutta ), received on 24/04/2012

( Asish Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



( Asish Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

24/04/2012 16:41:00

EndorsementPage 2 of 2



Addl. District Sub-Registrar  
Behala, South 24 Parganas



SITE PLAN OF R.S. DAG NO.-147 & 148, R.S. KHATIAN NO.-1971, TOLZI NO.-93 & 101, R.S. NO.-179, AT MOUZA-SAHAPUR,  
J.L. NO.-8, P.S.-BEHALA (PRESENTLY NEWALIPORE) DIST.-24 PARGANAS (SOUTH), K.M.C. WARD NO.-119.



Regd. No. 10179 of 1979  
PEKANTIK CO-OPERATIVE HOUSING SOCIETY LTD.

DEBUT ADHIKARI  
Registered Architect  
Regn. No. CA/86/11848

SIG. OF VENDOR  
Karlshelband Agawad  
Prantik Cooperative Housing Society  
Secretary, Muzayya  
Chairman

Prantik Cooperative Housing Society Ltd.  
Chairman  
Vice-Chairman

16'-0" WIDE COMMON PASSAGE





A.D.S.R. Behala  
23 APR 2012  
Dist. South 24 Pgs





Sarani, P.S. Park Street, Kolkata - 700017, (6) ASHOK KUMAR AGARWAL, Son of Madan Lal Agarwal, (7) VISHWANATH KOYAL, Son of Late Sohanlal Koyan, No. 6 and 7 both residing at 188, Manicktala Main Road, P.S. Kakurgachi, Kolkata - 700054, (8) SHIV KUMAR AGARWAL, Son of Chhagan Lal Agarwal, residing at 134/1, M. G. Road, P. S. Burrobazar, Kolkata - 700007 and (9) ASHOK KUMAR KEDIA, Son of Ratanlal Kedia, residing at 4/5, Singhi Bagan Lane, P.S. Jorasanko, Kolkata - 700006, all by Nationality - Indian, all by faith - Hindu, all by Occupation - Business, hereinafter jointly called and referred to as the "OWNERS/VENDORS" (which term or 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 :

The Owners/Vendors herein represented by their Constituted Attorney KAILASH CHAND AGARWAL, Son of Govind Prosad Agarwal, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 31, G. T. Road, P.S. Golabari, Howrah, I, by a Power of Attorney dated 17.04.2012.

**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 Bhave 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.



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25 APR 2012  
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Regent Park, Kolkata - 700040 and Vice Chairman SRI CHUNILAL MUKHERJEE, Son of Late Radha Govinda Mukherjee, residing at 24E/1, M. N. Sen Lane, P.S. Regent Park, Kolkata - 700040, hereinafter called and referred to as the **"PURCHASER"** (which term or expression 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 (i) Tinkari Mistry and (ii) Rabial Hossain Mistry owned and possessed 30.0 cents bastu land recorded in Dag Nos. 147 and 148, under R. S. Khatian No. 1593 to 1601 and 1968 to 1971, in Mouza Sahapur, J. L. No. 8, Touzi No. 93 and 101, R. S. No. 179, Pargana - Magura, District Sub - Registry Office - Alipore and Police Station - Behala and within the then South Suburban Municipality presently The Kolkata Municipal Corporation, S. S. Unit and each having 10 annas and 6 annas share respectively therein.

**AND WHEREAS** the wife of the aforesaid Tinkari Mistry died sometime in 1933.

**AND WHEREAS** during enjoyment of the peaceful possession of their said share in the property by the said Tinkari Mistry and Rabial Hossain Mistry, the said Tinkari Mistry died leaving two sons namely (1) Golam Kader, 2) Golam Jilani and six daughters namely 1) Jobeda Khatoon, 2) Obedia Khatoon, 3) Salema Khatoon, 4) Sayera Khatoon, 5) Sabila Khatoon and 6) Rahila Khatoon who inherited the property as left by their father since deceased.

**AND WHEREAS** the aforesaid Sayera Khatoon died sometime in 1939 leaving her surviving husband Arshed Ali and her brother and sisters to inherit her share in the said property.



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**AND WHEREAS** thereafter the said Golam Jilani died intestate as unmarried leaving behind his above named brothers and sisters who inherited his share of the said property.

**AND WHEREAS** thereafter the said Golam Kader the other Son of Tinkari Mistry died leaving four sons namely (1) Golam Md. 2) Golam Hossain, 3) Golam Ahmed and (4) Golam Ali and a Daughter Fatema Khatoon and his widow Khatoja Khatoon as his sole heirs and successors who inherited the share of the said property as left by Golam Kader, since deceased.

**AND WHEREAS** the other co-owner Rabial Hossain Mistry herein died leaving behind one son Sk. Noor Hossain and three daughters namely Jamila Khatoon, Rahima Khatoon and Marium Bibi who inherited the entire 6 annas share in the said property and their names were recorded in the Revisional Records of Rights.

**AND WHEREAS** while in peaceful possession the wife of Rabial Hossain died on 1938 leaving her surviving only Son and three daughters as her legal heirs and successors.

**AND WHEREAS** by virtue of Muslim Farez Sk. Noor Hossain. has got share of 2 Cottahs 14 Chittaks and each sister has got 1 Cottah 7 Chittaks in the said property.

**AND WHEREAS** said Jamila Khatoon died in the year 1981 leaving behind her one son Asgar Ali and one daughter Saleha Khatoon as her only legal heirs and successors.

**AND WHEREAS** the said Sk. Noor Hossain died intestate on May, 15, 1990 leaving behind him his two wives namely Jobeda Bibi and Golebanu Bibi and two sons namely Anwar Hossain and Mahaboob



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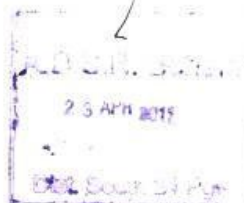




Hossain alias Nasir Hossain as his legal heirs and successors who inherited the said property as left by the said Sk. Noor Hossain.

**AND WHEREAS** the said (1) Asgar Ali, Son of late Golam Kader, (2) Saleha Khatoon, Wife of Sk. Salauddin acquired by virtue of right of inheritance as aforesaid **ALL THAT** piece or parcel of land measuring 1 Cottahs 7 Chittaks 0 Sq. ft. of Bastu land be the same or a little more or less together with old dilapidated structure standing thereon in Dag Nos. 147 and 148, under R. S. Khatian No.1971, in Mouza Sahapur, J. L. No. 8, Touzi No. 93 and 101, R. S. No. 179, Pargana – Magura being Plot No. "J".

**AND WHEREAS** during enjoyment of the said property jointly the said Asgar Ali and Saleha Khatoon sold, transferred and conveyed the said property by an Indenture dated 14.08.1990 to the 1) **JASKARAN AGARWAL**, Son of Sri Madan Lal Agarwal, (2) **SANJAY KUMAR SUREKA**, Son of Late Vijoy Shanker Sureka, No. 1 and 2 both residing at 8, Bentinck Street, P.S. Hare Street, Kolkata – 700001, (3) **KAILASH CHAND AGARWAL**, Son of Govind Prosad Agarwal, (4) **ARUN KUMAR AGARWAL**, Son of Govind Prosad Agarwal, No. 3 and 4 both residing at 31, G. T. Road, P.S. Golabari, Howrah, (5) **ARUN CHAND CHOWDHURY**, Son of Tolaram Chowdhury, (6) **NEEL KAMAL AGARWAL**, Son of Chhagan Lal Agarwal, (7) **AJAY KUMAR SUREKA**, Son of Lun Karan Sureka, No. 5 to 7 all are residing at 28/1, Shakespeare Sarani, P.S. Park Street, Kolkata – 700017, (8) **ASHOK KUMAR AGARWAL**, Son of Madan Lal Agarwal, (9) **VISHWANATH KOYAL**, Son of Late Sohanlal Koyan, No. 8 and 9 -both residing at 188, Manicktala Main Road, P.S. Kakurgachi, Kolkata – 700054, (10) **SHIV KUMAR AGARWAL**, Son of Chhagan Lal Agarwal, residing at 134/1, M. G. Road, P. S. Burrobazar, Kolkata – 700007 and (11) **ASHOK KUMAR KEDIA**, Son of Ratanlal Kedia, residing at 4/5, Singhi Bagan Lane, P.S.





Jorasanko, Kolkata – 700006 and the said Indenture was registered in the Office of the Addl. District Sub-Registrar, Behala, 24 Parganas (South) and recorded in Book No. I, Deed No. 3303 for the year 1990 with a valuable consideration mentioned therein.

**AND WHEREAS** the said (1) Jobeda Bibi, Wife of Late Sk. Noor Hossain, (2) Gola Banu Bibi, Wife of Late Sk. Noor Hossain, (3) Anwar Hosain, Son of Late Sk. Noor Hossain, (4) Mahaboob Hosain, Son of Late Sk. Noor Hossain and (5) Marium Bibi, Wife of Late Ahmed Ali acquired by virtue of right of inheritance as aforesaid ALL THAT piece or parcel of land measuring 4 Cottahs 5 Chittaks 0 Sq. ft. of Bastu land be the same or a little more or less together with old dilapidated structure standing thereon in Dag Nos. 147 and 148, under R. S. Khatian No. 1971, in Mouza Sahapur, J. L. No. 8, Touzi No. 93 and 101, R. S. No. 179, Pargana – Magura being Plot No. "H" and "I".

**AND WHEREAS** during enjoyment of the said property the said (1) Jobeda Bibi, Wife of Late Sk. Noor Hossain, (2) Gola Banu Bibi, Wife of Late Sk. Noor Hossain, (3) Anwar Hosain, Son of Late Sk. Noor Hossain, (4) Mahaboob Hosain, Son of Late Sk. Noor Hossain and (5) Marium Bibi, Wife of Late Ahmed Ali sold, transferred and conveyed the said property by an Indenture dated 14.08.1990 to the (1) JASKARAN AGARWAL, Son of Sri Madan Lal Agarwal, (2) SANJAY KUMAR SUREKA, Son of Late Vijoy Shanker Sureka, No. 1 and 2 both residing at 8, Bentinck Street, P.S. Hare Street, Kolkata – 700001, (3) KAILASH CHAND AGARWAL, Son of Govind Prosad Agarwal, (4) ARUN KUMAR AGARWAL, Son of Govind Prosad Agarwal, No. 3 and 4 both residing at 31, G. T. Road, P.S. Golabari, Howrah, (5) ARUN CHAND CHOWDHURY, Son of Tolaram Chowdhury, (6) NEEL KAMAL AGARWAL, Son of Chhagan Lal Agarwal, (7) AJAY KUMAR SUREKA, Son of Lun Karan Sureka, No. 5





to 7 all are residing at 28/1, Shakespeare Sarani, P.S. Park Street, Kolkata - 700017, (8) ASHOK KUMAR AGARWAL, Son of Madan Lal Agarwal, (9) VISHWANATH KOYAL, Son of Late Sohanlal Koyan, No. 8 and 9 both residing at 188, Manicktala Main Road, P.S. Kakurgachi, Kolkata - 700054, (10) SHIV KUMAR AGARWAL, Son of Chhagan Lal Agarwal, residing at 134/1, M. G. Road, P. S. Burrobazar, Kolkata - 700007 and (11) ASHOK KUMAR KEDIA, Son of Ratanlal Kedia, residing at 4/5, Singhi Bagan Lane, P.S. Jorasanko, Kolkata - 700006 and the said Indenture was registered in the Office of the Addl. District Sub-Registrar, Behala, 24 Parganas (South) and recorded in Book No. I, Deed No. 3376 for the year 1990 with a valuable consideration mentioned therein.

AND WHEREAS the said Rahima Khatoon, Wife of Golam Nabi acquired by virtue of right of inheritance as aforesaid ALL THAT piece or parcel of land measuring 1 Cottahs 7 Chittaks 0 Sq. ft. of Bastu land be the same or a little more or less together with old dilapidated structure standing thereon in Dag Nos. 147 and 148, under R. S. Khatian No. 1971, in Mouza Sahapur, J. L. No. 8, Touzi No. 93 and 101, R. S. No. 179, Pargana - Magura being Plot No. "G".

AND WHEREAS during enjoyment of the said property the said Rahima Khatoon sold, transferred and conveyed the said property by an Indenture dated 07.09.1990 to the (1) JASKARAN AGARWAL, Son of Sri Madan Lal Agarwal, (2) SANJAY KUMAR SUREKA, Son of Late Vijoy Shanker Sureka, No. 1 and 2 both residing at 8, Bentinck Street, P.S. Hare Street, Kolkata - 700001, (3) KAILASH CHAND AGARWAL, Son of Govind Prosad Agarwal, (4) ARUN KUMAR AGARWAL, Son of Govind Prosad Agarwal, No. 3 and 4 both residing at 31, G. T. Road, P.S. Golabari, Howrah, (5) ARUN CHAND CHOWDHURY, Son of Tolaram Chowdhury, (6) NEEL KAMAL AGARWAL, Son of Chhagan Lal Agarwal, (7) AJAY KUMAR SUREKA,



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Son of Lun Karan Sureka, No. 5 to 7 all are residing at 28/1, Shakespeare Sarani, P.S. Park Street, Kolkata - 700017, (8) ASHOK KUMAR AGARWAL, Son of Madan Lal Agarwal, (9) VISHWANATH KOYAL, Son of Late Sohanlal Koyal, No. 8 and 9 both residing at 188, Manicktala Main Road, P.S. Kakurgachi, Kolkata - 700054, (10) SHIV KUMAR AGARWAL, Son of Chhagan Lal Agarwal, residing at 134/1, M. G. Road, P. S. Burrobazar, Kolkata - 700007 and (11) ASHOK KUMAR KEDIA, Son of Ratanlal Kedia, residing at 4/5, Singhi Bagan Lane, P.S. Jorosankoo, Kolkata - 700006, and the said Indenture was registered in the Office of the Addl. District Sub-Registrar, Behala, 24 Parganas (South) and recorded in Book No. 1, Deed No. 3702 for the year 1990 with a valuable consideration mentioned therein.

AND WHEREAS the said Jaskaran Agarwal, Sanjay Kumar Sureka, Kailash Chand Agarwal, Arun Kumar Agarwal, Arun Chand Chowdhury, Neel Kamal Agarwal, Ajay Kumar Sureka, Ashok Kumar Agarwal, Vishwanath Koyal, Shiv Kumar Agarwal and Ashok Kumar Kedia jointly acquired ALL THAT piece or parcel of land measuring 7 Cottahs 3 Chittaks 0 Sq. ft. together be the same or a little more or less with old dilapidated Roof Tile Shed structure measuring 550 Sq. ft. standing thereon lying and situated at Dag Nos. 147 and 148, under R. S. Khatian No. 1971, in Mouza Sahapur, J. L. No. 8, Touzi No. 93 and 101, R. S. No. 179, Pargana - Magura, Police Station previously Behala presently New Alipore and District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and within ward No. 119 of The Kolkata Municipal Corporation and it known and numbered as Municipal Holding No. 170, Binova Bhabe Road, commonly known as 66, Sil. Thakur Bari Road fully described in the Schedule hereunder written in the District of South 24 Parganas and each having undivided and undemarcated 1/11<sup>th</sup> share of the said property.





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**AND WHEREAS** during enjoyment of the said property the said Owners/Vendors herein due to need of urgent money offered the co-sharer to purchase their undivided and undemarcated 9/11<sup>th</sup> share of **ALL THAT** piece or parcel of land measuring 4 Cottahs 5 Chittaks 0 Sq. ft. being Plot No. "H" and "I" be the same or a little more or less together with old dilapidated Roof Tile Shed structure having an area of 275 Sq. ft. standing thereon i.e. **ALL THAT** undivided and undemarcated piece or parcel of land measuring 3 Cottahs 8 Chittaks 21 Sq. ft. be the same or a little more or less together with Roof Tile Shed Structure measuring 225 Sq. ft. standing thereon out of the total property at or for the marketable price but no one respond in their offer and ultimately the Owners/Vendors herein declared to sell their undivided and undemarcated 9/11<sup>th</sup> share in the said property morefully mentioned in the Schedule below to any Intending Purchaser or Purchasers and the Purchaser herein on hearing the said declaration offered to purchase the said property morefully mentioned in the Schedule below at or for the price of Rs.18,00,000/- (Rupees Eighteen Lacs) only and the Owners/Vendors herein have agreed to sell the said property at or for the said price considering the said price as marketable price as it is a higher price within the other offering price free from all encumbrances.

**AND WHEREAS** the Owners/Vendors herein agreed to sell the said property morefully mentioned in the Schedule below and the Purchaser has paid Rs.18,00,000/- (Rupees Eighteen Lacs) only as the total consideration amount to the Owners/Vendors and the Owners/Vendors received the same and acknowledge in the Memo of Consideration hereunder written.

**AND WHEREAS** the Purchaser has now requested the Owners/Vendors herein to execute this Deed of Conveyance in



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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 Owners/Vendors 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.18,00,000/- (Rupees Eighteen Lacs) only paid by the Purchaser to the Owners/Vendors herein by Cash/Cheque morefully stated in the Memo of Consideration hereunder written at or immediately before the execution of these presents the receipt whereof the Owners/Vendors doth hereby admit and acknowledge 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, they the Owners/Vendors as beneficial Owners **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** undivided and undemarcated 9/11<sup>th</sup> share of the property i.e. **ALL THAT** piece or parcel of land measuring 4 (Four) Cottahs 5 (Five) Chittaks 0 (Zero) Sq. ft. be the same or a little more or less together with old dilapidated Roof Tile Shed structure having an area of 275 Sq. ft. standing thereon i.e. **ALL THAT** undivided and undemarcated piece or parcel of land measuring 3 Cottahs 8 Chittaks 21 Sq. ft. be the same or a little more or less together with Roof Tile Shed Structure measuring 225 Sq. ft. standing thereon lying and situated at Dag Nos. 147 and 148, under R. S. Khatian No. 1971, in Mouza Sahapur, J. L. No. 8, Touzi No. 93 and 101, R. S. No. 179, Pargana - Magura, Police Station previously Behala presently New Alipore and



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District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and within ward No. 119 of The Kolkata Municipal Corporation and it known and numbered as Municipal Holding No. 170, Binova Bhabe Road, commonly known as 66 Sil Thakur Bari Road, Kolkata - 700038 in the District of South 24 Parganas 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, 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 Owners/Vendors 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 Owners/Vendors, their respective heirs, executors, administrators, representatives and assigns or any person or persons from whom the said Owners/Vendors 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 Owners/Vendors well and sufficiently indemnified of and against all encumbrances, claim, demand whatsoever created or suffered by the Owners/Vendors from these presents AND the Owners/Vendors DOTH hereby for themselves, their respective heirs, executors, administrators, representatives covenant with the Purchaser, its executors, successors, successors-in-office/interest and assigns that NOTWITHSTANDING any act, deeds, things, matter whatsoever done, made, executed or knowingly suffered to the contrary the Owners/Vendors 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,





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claims and demands whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for the Owners/Vendors or from or under any of their 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 Owners/Vendors 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 Owners/Vendors or any of their predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Owners/Vendors 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 them the Owners/Vendors or from or under any of their 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 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 Owners/Vendors and their respective 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 Owners/Vendors or any breach of the covenants herein under contained.



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**FURTHER** the Owners/Vendors 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 Owners/Vendors shall and will from time to time or at all times hereafter at the cost 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.

The Owners/Vendors 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 or requisitioned by the Govt. or any Public Body for any scheme or the same falls under any alignment of Road. There is no case, suit or proceedings pending before any court of law against the said property. The Owners/Vendors 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 Owners/Vendors and the Purchaser is fully satisfied regarding the right, title and interest of the Owners/Vendors in the said property.



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If any error or omission of any sort is transpired in this Deed in future, the Owners/Vendors shall at all times hereafter at the costs and requests of the Purchasers 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 FIRST SCHEDULE ABOVE REFERRED TO :**

**(Description of the total Property)**

**ALL THAT** piece or parcel of land measuring 4 Cottahs 5 Chittaks 0 Sq. ft. together with old dilapidated Roof Tile Shed structure measuring 275 Sq. ft. standing thereon lying and situated at Dag Nos. 147 and 148, under R. S. Khatian No. 1971, in Mouza Sahapur, J. L. No. 8, Touzi No. 93 and 101, R. S. No. 179, Pargana - Magura, Police Station previously Behala presently New Alipore and District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and within ward No. 119 of The Kolkata Municipal Corporation and it known and numbered as Municipal Holding No. 170, Binova Bhave Road, commonly known as 66, Sijl Thakur Bari Road, Kolkata - 700038 in the District of South 24 Parganas together with right, title, interest and proportionate ownership of 16' ft. wide passage on the West diverse plot holders of the said property along with right to take sewerage, drainage, telephone, gas etc. connection over the said property. The said property shown and delineated in the plan annexed herewith with "RED" border lines which is the part of this Indenture being butted and bounded as follows :



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ON THE NORTH : By Plot No. "H" and Plot No. "I" and thereafter New Alipore Block "D"

ON THE SOUTH : By Plot No. "G" and "J" and thereafter 16' ft. wide passage.

ON THE EAST : By Eastern Railway Boundary Wall and thereafter Quarter.

ON THE WEST : By Plot No. "G" and Partly by Purchaser's Land and Building.

The said property is situated as per the list of the concerned Registration Office within the jurisdiction of J. L. Sarani to J. K. Paul Road and onwards.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**(Description of the property hereby conveyed)**

**ALL THAT** undivided and undemarcated 9/11<sup>th</sup> share of First Schedule property i.e. **ALL THAT** undivided and undemarcated piece or parcel of land measuring 3 Cottahs 8 Chittaks 21 Sq. ft. be the same or a little more or less together with Roof Tile Shed Structure having an area of 225 Sq. ft. standing thereon lying and situated at Municipal Holding No. 170, Binova Bhabe Road, within ward No. 119 of The Kolkata Municipal Corporation and commonly known as 66, Sil Thakur Bari Road, Police Station previously Behala presently New Alipore, Kolkata - 700038 in the District of South 24 Parganas.



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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:** *Phanul*  
 1. *Rajivor houl.*  
*25A Park Street*  
*Kolkata-700016*

2. *Biswajit Sikdar*  
*128/6 Mohan Gupta Road*  
*Kolkata - 700008*

*Kailash Chand Agarwal*  
 For and on behalf of  
 Owners/Vendors as  
 constituted Attorney by a  
 Power of Attorney.

SIGNATURE OF THE OWNERS/  
 VENDORS

For Prantik Co-operative Housing Society Ltd  
*Sanjay Munshi*  
 (AKRPM8213C) **Chairman**

Prantik Co-operative Housing Society Ltd.

*Chand Munshi* (AKSPM6468M)  
 Vice Chairman.

SIGNATURE OF THE PURCHASER



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# MEMO OF CONSIDERATION

**RECEIVED** the within mentioned full consideration amount of Rs.18,00,000/- (Rupees Eighteen Lacs) only from the within mentioned Purchaser for the sale of the above mentioned property in the following manner.

## MEMO

Rs.18,00,000.00

By pay order NO 545139 dated  
26.4.2012 payable on the  
Federal Bank Ltd. **(RUPEES EIGHTEEN LACS) ONLY.**

## WITNESSES :

1. *Nikhil D.*  
*Rajiv D.*

2. *Biswajit Sikdar*

*Kaibart Chandel Agarwal*  
For and on behalf of  
Owners/Vendors as  
constituted Attorney by a  
Power of Attorney.

SIGNATURE OF THE OWNERS/  
VENDORS

Drafted by me

*Pankaj Ray*  
Advocate

Alipore Judges' Court, Kol-27.

Typed by :

*Baisakhi Mukherjee*  
(Baisakhi Mukherjee)

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


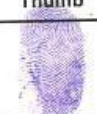











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		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					




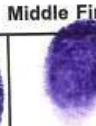







Name KAILASH CHAND AGARWAL

Signature Kailash Chand Agarwal

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SONERAT MUKHERJEE

Signature Sonerat Mukherjee

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name CHUNILAL MUKHERJEE

Signature Chuni Lal Mukherjee



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