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D 040412



Sanjay M. Sureka

Chaital M. Sureka

*24/04/12
7:30
A-6765/12*

Visit Card No. 452 For 20/12
J(1) (a) 11/21/12 = 2.50
J(2) 7.00
Total Rs. 9.50
A.D.S.R. (Behala)
24/4/2012

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 Registrar
Behala, South 24 Parganas

THIS INDENTURE is made this the 24th day of April Two Thousand and Twelve (2012) **BETWEEN** MR. AJAY KUMAR SUREKA, Son of Lun Karan Sureka, by Nationality – Indian, by faith – Hindu, by Occupation – Business, residing at 28/1, Shakespeare Sarani, P.S. Park Street, Kolkata – 700017, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs executors, administrators, legal representatives and assigns) of the **ONE PART** :

• Senenay Muthayee.



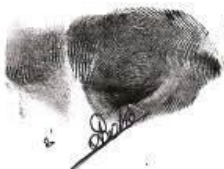
V.C.T-9
1118

• Senenay Muthayee.



V.C.T-9
1119

• Chrusilal Muthayee.



V.C.T-9
1120

Jay Sutha

Replot Mayadun
sfo kati Radesh Mayadun
12/1/11, D. H. Rone
Kot-700 008
Punimay.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 1942 to 1964
being No 04042 for the year 2012.



(Asish Goswami) 25-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 - 04042 of 2012
(Serial No. 04069 of 2012)

On

Payment of Fees:

On 24/04/2012

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

Presented for registration at 19.30 hrs on :24/04/2012, at the Private residence by Someraj Mukherjee, one of the Claimants.

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

Execution is admitted on 24/04/2012 by

1. Ajay Kr. Sureka, son of Lun Karan Sureka , 28/1, Shakespeare Sarani, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017 , By Caste Hindu, By Profession : Business
2. Someraj Mukherjee
Chairman, Prantik Co-operative Housing Society Ltd., 157, Binoba Bhaba Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700038 , By Profession : Others
3. Chunilal Mukherjee
Vice Chairman, Prantik Co-operative Housing Society Ltd., 157, Binoba Bhaba Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700038 , By Profession : Others
Identified By Biplab Majumder, son of Late R. Majumder, 121/1/1, D. H. Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008 , By Caste: Hindu, By Profession: Business.

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 25/04/2012

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:

Amount By Cash

Rs. 10666.00/-, on 25/04/2012

(Under Article : A(1) = 10659/- ,E = 7/- on 25/04/2012)

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.-9,70,000/-

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

25/04/2012 15:41:00

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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 - 04042 of 2012
(Serial No. 04069 of 2012)

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 171971, Draft Date 21/04/2012, Bank Name State Bank of India, Taratala(Calcutta), received on 25/04/2012

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



স্বাক্ষরিত
২৫/০৪/২০১২

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

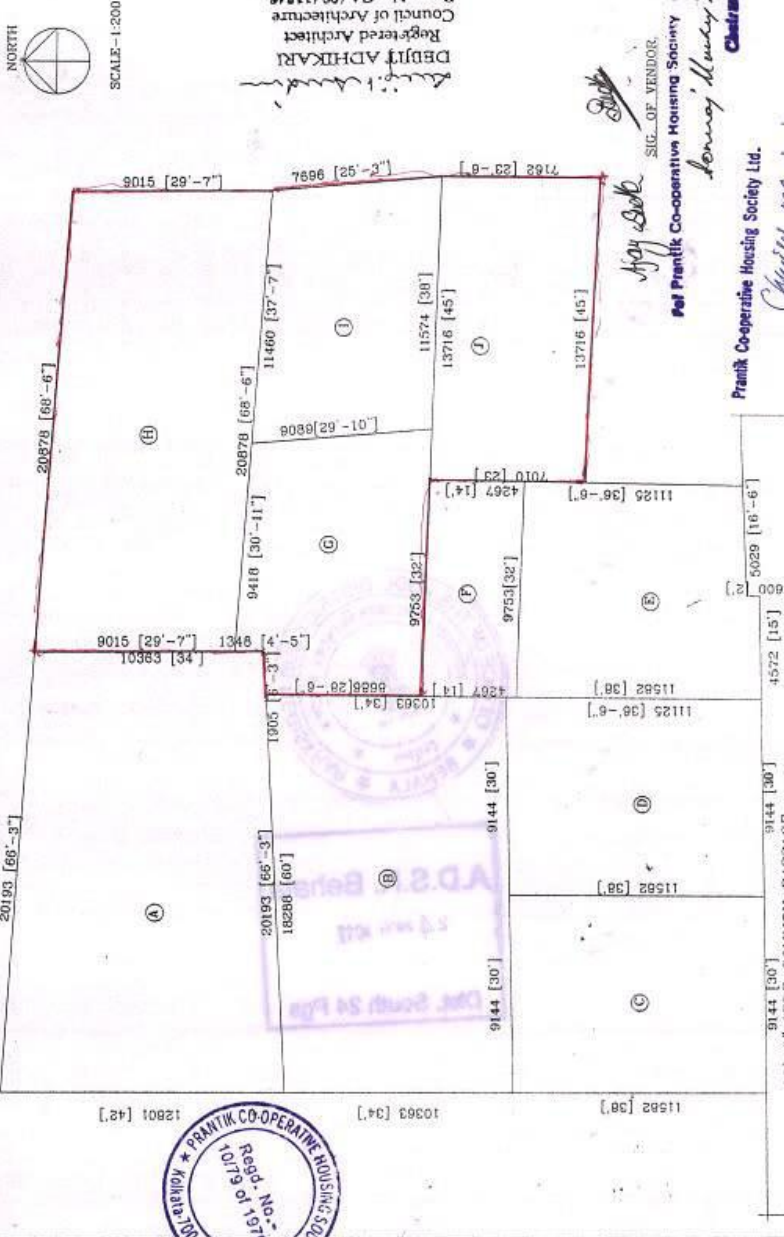
25/04/2012 15:41:00

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Behal, South 24 Parganas

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



DEBUT ADHIKARI
 Registered Architect
 Council of Architect
 Regm. No. CA/88/11848

SIG. OF VENDOR
 Prantik Co-operative Housing Society
 Prantik Co-operative Housing Society Ltd.
 Prantik Co-operative Housing Society Ltd.
 Prantik Co-operative Housing Society Ltd.

Prantik Co-operative Housing Society Ltd.
 Prantik Co-operative Housing Society Ltd.
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 Prantik Co-operative Housing Society Ltd.



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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 - 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)



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Jobeda Khatoon, 2) Obeda 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.

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.



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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 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,



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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. 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



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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 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. 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



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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 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. 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. 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 R.T.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



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Kolkata Municipal Corporation and it known and numbered as Municipal Holding No. 170, Binova Bhave 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 1/11th share of the said property.

AND WHEREAS during enjoyment of the said property the said Owner/Vendor herein due to need of urgent money offered the co-sharer to purchase his undivided and undemarcated 1/11th share of **ALL THAT** piece or parcel of land measuring 7 Cottahs 3 Chittaks 0 Sq. ft. being Plot No. "G" "J", "H" AND "I" be the same or a little more or less together with old dilapidated Roof Tile Shed structure having an area of 550 Sq. ft. standing thereon i.e. **ALL THAT** piece or parcel of land measuring 0 Cottahs 10 Chittaks 20 Sq. ft. be the same or a little more or less together with Roof Tile Shed Structure measuring 50 Sq. ft. standing thereon out of the total property at or for the marketable price but no one respond in his offer and ultimately the Owner/Vendor herein declared to sell his undivided and undemarcated 1/11th 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.5,00,000/- (Rupees Five Lacs) only and the Owner/Vendor 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 Owner/Vendor herein agreed to sell the said property morefully mentioned in the Schedule below and the Purchaser has paid Rs.5,00,000/- (Rupees Five Lacs) only as the



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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.5,00,000/- (Rupees Five 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 whereof the Owner/Vendor 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, he Owner/Vendor 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** piece or parcel of undivided and undemarcated 1/11th share of the property measuring 7 (Seven) Cottahs 3 (Three) Chittaks 0 (Zero) Sq. ft. together with old dilapidated Roof Tile Shed structure having an area of 550 Sq. ft. standing thereon i.e. **ALL THAT** piece or parcel of undivided and undemarcated land measuring 0 Cottahs 10 Chittaks 20 Sq. ft. be



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the same or a little more or less together with Roof Tile Shed Structure measuring 50 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, Sij Thakur Bari Road 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 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



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now are of or hereafter may be in the custody, power, control, or possession of the Owner/Vendor, his 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, claim, demand whatsoever created or suffered by the Owner/Vendor from these presents **AND** the Owner/Vendor **DOTH** hereby for himself, his 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 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



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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 his 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 cost 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 his predecessor-in-title or any person or persons lawfully or equitably 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 them the Owner/Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost 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 Owner/Vendor and his 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



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and expenses if any suffered by reason of any defect in the title of the Owner/Vendor 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.

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 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 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



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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 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 7 Cottahs 3 Chittaks 0 Sq. ft. be the same or a little more or less together with old dilapidated 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 Allpore 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 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 New Alipore Block "D".

ON THE SOUTH : By Partly byland of Babul Sengupta and partly by Plot "F" and then 16' ft. wide Passage.

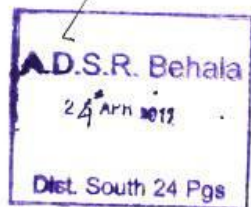
ON THE EAST : By Eastern Railway Quarters' Boundary Wall.

ON THE WEST : By Land of Purchaser.

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 1/11th share of First Schedule property i.e. piece or parcel of undivided and undemarcated land measuring 0 Cottahs 10 Chittaks 20 Sq. ft. be the same or a little more or less together with Roof Tile Shed Structure having an area of 50 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.





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: *Rafanda house*

1. *25A - Park Street
Kolkata - 700016*

2.

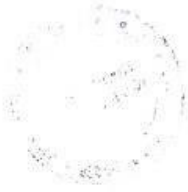
*Biswajit Sarker
178/6 Motilal Gupta Road
Kolkata - 700008*

[Signature]
SIGNATURE OF THE OWNER /
VENDOR

For Prantik Co-operative Housing Society Ltd
[Signature]
Chairman

Prantik Co-operative Housing Society Ltd.
[Signature]
Vice-Chairman

SIGNATURE OF THE PURCHASER



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MEMO OF CONSIDERATION

RECEIVED the within mentioned full consideration amount of Rs.5,00,000/- (Rupees Five Lacs) only from the within mentioned Purchaser for the sale of the above mentioned property in the following manner.

M E M O

By Cash or cheques on different dates By Pay order NO 545143 dated 20.4.2016 Payable on the Federal Bank Ltd.	Rs.5,00,000.00
	<u>Rs.5,00,000.00</u>

(RUPEES FIVE LACS ONLY)

WITNESSES: *Akhound*
1. *Rajendra Khound*

2. *Biswajit Sikdar* *May Saha* *Dish*
SIGNATURE OF THE OWNER/
VENDOR

Drafted by me
Partha Karpender
Advocate
Alipore Judges' Court, Kol-27.

Typed by:
Baisakhi Mukherjee
(Baisakhi Mukherjee)
13/A, S.Hari Mukherjee Road, Kol-34.














A.D.S.R. Behala
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		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 Ajay Sankar

Signature Ajay Sankar

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

Name SOMERAJ MUKHERJEE

Signature Someraj Mukherjee

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

Name CHANDRA LAL MUKHERJEE

Signature Chandra Lal Mukherjee



A.D.S.R. Behala

24 APR 2012

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