

4689/13

T 04560



Chuni Lal Mukherjee

Sonaraj Mukherjee

Chandra Shekhar

20/05/13  
11.11.14  
A-7745/13

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.

Adl. District Sub-Registrar  
Behala, South 24 Parganas

THIS INDENTURE is made this the 20th day of May, Two Thousand and Thirteen (2013) BETWEEN SRI CHUNILAL MUKHERJEE (PAN AESPM6465M), Son of Late Radhagobinda Mukherjee, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 24E/1, M. N. Sen Lane, Police Station Regent Park, Kolkata - 700040, 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:

119508



A.D.S.R. Behala

20 MAY 2013

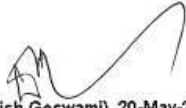
Dist. South 24 Pgs.

Biswajit Sankar  
S/o Late Gobinda Lal Sankar  
128/6 Moh. Lal Gupta Road  
P.S. Haridwar  
Kolkata - 8  
Service

Certificate of Registration under section 60 and Rule 69.




Registered in Book - I  
CD Volume number 15  
Page from 3781 to 3798  
being No 04560 for the year 2013.





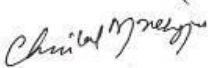

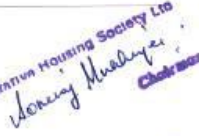



  
(Asish Goswami) 20-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA  
Office of the A.D.S.R. BEHALA  
West Bengal

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BEHALA, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 04689 / 2013, Deed No. (Book - I , 04560/2013)**

I : Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Manish Shah 4 A, Santosh Roy Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	 20/05/2013	 LTI 20/05/2013	 20/5/13

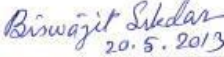
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chunilal Mukherjee Address -24 E/1, M. N. Sen Lane, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	Self	 20/05/2013	 LTI 20/05/2013	
2	Someraj Mukherjee Address -24 E/1, M. N. Sen Lane, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	Self	 20/05/2013	 LTI 20/05/2013	 Chairman Planta Co-operative Housing Society Ltd
3	Manish Shah Address -4 A, Santosh Roy Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	Self	 20/05/2013	 LTI 20/05/2013	 Secretary Planta Co-operative Housing Society Ltd

Name of Identifier of above Person(s)

Biswajit Sikdar  
Thana- Haridevpur, 128/6, Motilal Gupta Road,  
Kolkata, District:-South 24-Parganas, WEST BENGAL,  
India, Pin :-700008

Signature of Identifier with Date

  
20.5.2013



A.D.S.R. Behala  
20 MAY 2013  
Dist. South 24 Pgs.



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

**Endorsement For Deed Number : I - 04560 of 2013**  
**(Serial No. 04689 of 2013 and Query No. L000007745 of 2013)**

**On 20/05/2013**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 35163.00/-, on 20/05/2013

( Under Article : A(1) = 35156/- ,E = 7/- on 20/05/2013 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been  
assessed at Rs.-31,96,667/-

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. 10/- is paid , by the draft number 588808, Draft Date 17/05/2013, Bank : State  
Bank of India, Behala ( Calcutta ), received on 20/05/2013

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

Presented for registration at 11.14 hrs on :20/05/2013, at the Office of the A.D.S.R. BEHALA by  
Manish Shah , one of the Claimants.

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

Execution is admitted on 20/05/2013 by

1. Chunilal Mukherjee, son of Late Radhagobinda Mukherjee , 24 E/1, M. N. Sen Lane, Kolkata,  
Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, 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, Pin :-700038.  
, By Profession : Others
  3. Manish Shah  
Secretary, Prantik Co-operative Housing Society Ltd., 157, Binoba Bhaba 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, Thana- Haridevpur, 128/6, Motilal Gupta  
Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste: Hindu, By  
Profession: Service.

**ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA**

20/05/2013 12:42:00

EndorsementPage 1 of 2



P.D.S.R. Behala  
20 MAY 2013  
Dist. South 24 Pgs.



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

Endorsement For Deed Number : I - 04560 of 2013  
(Serial No. 04689 of 2013 and Query No. L000007745 of 2013)

( Asish Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

Chaital mnyga

Per Prantik Co-operative Housing Society Ltd

Donraj Mukherjee  
Chairman

Prantik Co-operative Housing Society Ltd.

Mousa Sen  
Secretary

( Asish Goswami )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

20/05/2013 12:42:00

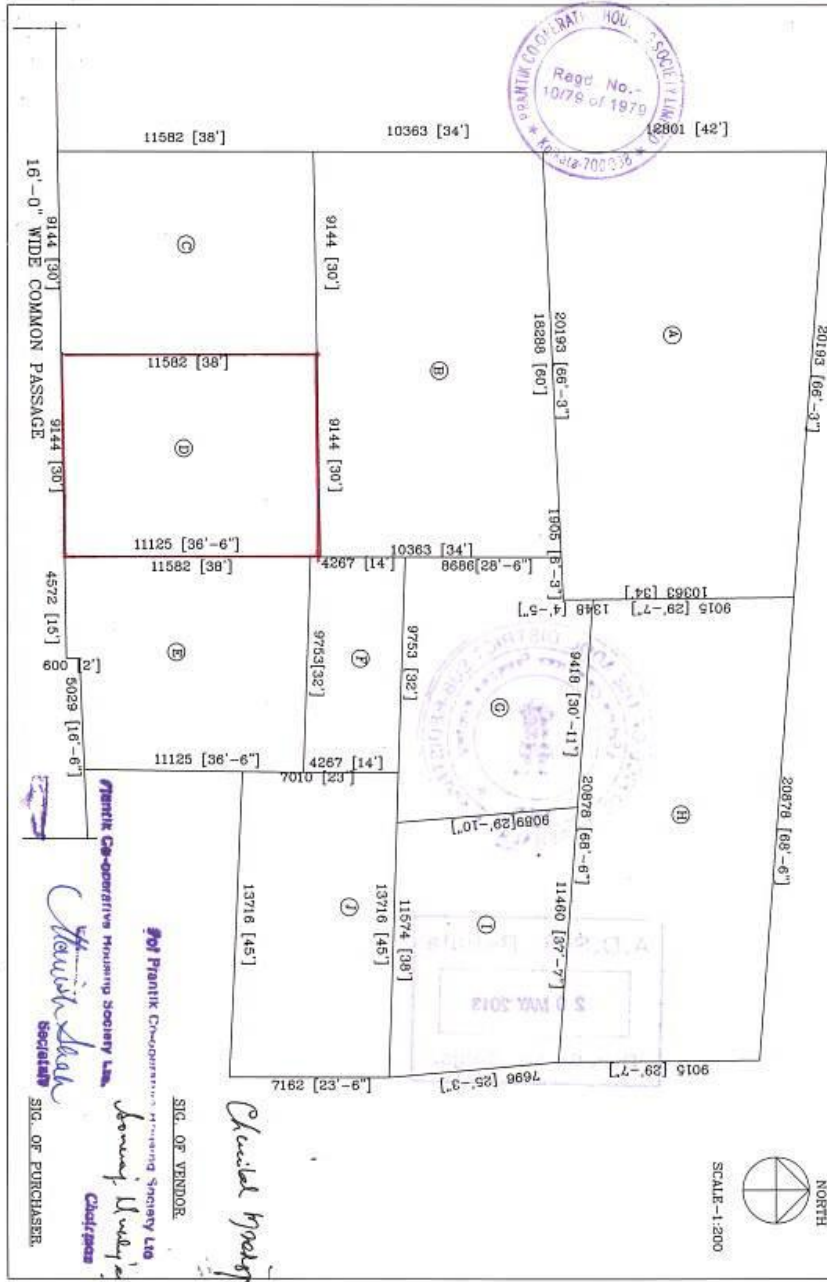
EndorsementPage 2 of 2





A.D.S.R. Behala  
20 MAY 2013  
Dist. South 24 Pgs.

SITE PLAN OF R.S. DAG NO.-147 & 148, R.S. KHATAN NO.-1968, TOLZI NO.-93 & 101, R.S. NO.-179, AT MOUZA:-SAHAPUR,  
J.L. NO.-B, P.S.-BEHALA (PRESENTLY NEWALPORE) DIST.-24 PARGANAS (SOUTH), K.M.C. WARD NO.-119.



**Prantik Co-operative Housing Society Ltd.**  
*Chairman*  
*Secretary*  
 S.D. OF PURCHASER.

**Prantik Co-operative Housing Society Ltd.**  
 S.D. OF VENDOR.

*Chaital Pradhan*



A.D.S.R. Behala

20 MAY 2013

Dist. South 24 Pgs.

For the District Registrar, Behala

Signature of the District Registrar, Behala

Typed Name

Signature



**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 Bhava Road, P.S. Behala, Kolkata - 700 038, represented by its **Chairman SRI SOMERAJ MUKHERJEE (PAN AKRPM8213C),** 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 (PAN AJVPS1950P),** Son of Late J. Shah, residing at 4A, Santosh Roy Road, Police Station Thakurpukur, Kolkata - 700008, 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** by a Deed of Conveyance Chunilal Mukherjee, the Owner/Vendor herein purchased **ALL THAT** piece or parcel of land measuring 1 (one) Cottah 9 (nine) Chittaks 15 (fifteen) Sq. ft. together with Roof Tile Shed Structure having an area of 100 Sq. ft. standing thereon lying and situated at Part of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1968 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and Police Station previously Behala presently New Alipore and within Ward No. 119 of The Kolkata Municipal Corporation in the District of the South 24 Parganas on 26<sup>th</sup> February, 1990 with a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the Office of the Additional District Sub-Registrar, Behala South 24 Parganas and recorded in Book No. I, Volume No. 18, Pages from 65 to 74, Deed No. 781 for the year 1990 from Salema Khatoon, Wife of Late Kamaruddin Ahmed at 18, Lower





Range, Police Station – Beniapukur, Kolkata – 700 017, District 24 Parganas.

**AND WHEREAS** by virtue of the above mentioned purchase the said Chunilal Mukherjee, the Owner/Vendor herein became the Owner of 1 (One) Cottah 9 (Nine) Chittaks 15 (fifteen) Sq. ft. together with Roof Tile Shed Structure having an area of 100 Sq. ft. standing thereon lying and situated at Part of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1968 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana – Magura, District Sub-Registry Office at Alipore, A.D.S.R Office at Behala, Police Station previously Behala presently New Alipore and its Municipal Premises No. 170, Binoba Bhabe Road, within Ward No. 119 of The Kolkata Municipal Corporation and its Postal No. 66, Seal Thakur Bari Road, Police Station previously Behala presently New Alipore, Kolkata – 700038 in the District of South 24 Parganas.

**AND WHEREAS** during peaceful enjoyment of the said undivided property the said Chunilal Mukherjee, 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 Purchasers at or for the total consideration of Rs.6,00,000/- (Rupees Six 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.6,00,000/- (Rupees Six 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.



A.D.S./R. Behala  
20 MAY 2013  
Dist. South 24 Pgs.



**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.6,00,000/- (Rupees Six Lacs) only paid by the Purchaser to the Owner/Vendor herein by Cash 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, the 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 more or less 1 (One) Cottah 9 (Nine) Chittaks 15 (fifteen) Sq. ft. together with Roof Tile Shed Structure having an area of 100 Sq. ft. Standing thereon and particularly described in the Schedule hereunder written lying and situated at Part of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1968 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala, Police Station previously Behala presently New Alipore and within Ward No. 119 of The Kolkata Municipal Corporation in the District of the South





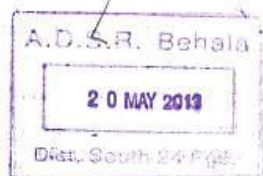
A.D.S.R. Behala

20 MAY 2013

Dist. South 24 Pgs.

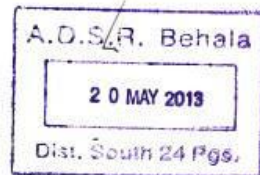


24 Parganas known, numbered and distinguished as Municipal Premises No. 170, Binoba Bhabe Road and its Postal No. 66, Seal Thakur Bari Road, Police Station previously Behala presently New Alipore, Kolkata - 700038, Kolkata - 700038 morefully, particularly and specifically described in Schedule hereunder 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, 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, 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, claims, liens etc. 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 heirs, 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 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 him 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, cost, 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 cost and request 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 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 search the records, title etc. at concerned K.M.C., Sub-Registry Office, Land Revenue Office, Land Acquisition Office and/or any other office of Govt. and local authority is fully satisfied about the right, title and interest of the Owner/Vendor in the subject 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 cost 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 divided 1 (one) Cottah 9 (nine) Chittaks 15 (fifteen) Sq. ft. (more or less) marked as Plot "D" together with Roof Tile Shed Structure having an area of 100 Sq. ft. thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1968, in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and Police Station previously Behala presently New Alipore and its Municipal Premises No. 170, Binoba Bhabe Road, within Ward No. 119 of The Kolkata Municipal Corporation and its Postal No. 66, Seal Thakur Bari Road, Police Station previously Behala presently New Alipore, Kolkata - 700038 in the District of South 24 Parganas together with right, title, interest and proportionate ownership of 16' ft. wide common passage measuring about 2 Cottahs 1 Chittak 0 Sq. ft. on the South 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 as "PLOT-D" with "RED" border lines which is the part of this Indenture being butted and bounded as follows :

ON THE NORTH : By Purchaser's Land.

ON THE SOUTH : By 16' ft. wide Common Passage thereafter  
R.S. Dag No. 146 being Purchaser's Land.

ON THE EAST : By Plot No. E being Purchaser's Land.

ON THE WEST : By portion of R.S. Dag No. 140.

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.



A.D.S.R. Behala  
20 MAY 2013  
Dist. South 24 Pgs.



**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 Gupta Road  
Kolkata-8

2. Debanish Roy  
171/5 Roy Behadur Road  
Behala West-84

*Chemical Mergers*

SIGNATURE OF THE OWNER/  
VENDOR

For Prantik Co-operative Housing Society Ltd

*Debanish Roy*  
Chairman

Prantik Co-operative Housing Society Ltd.

*Chandish Saha*  
Secretary

SIGNATURE OF THE PURCHASER





**MEMO OF CONSIDERATION**

**RECEIVED** the within mentioned consideration amount of Rs.6,00,000/- (Rupees Six Lacs) only from the within mentioned Purchaser in the following manner.

**MEMO**

By Cash in different dates

Rs.6,00,000.00

Rs.6,00,000.00

(RUPEES SIX LACS ONLY)

**WITNESSES :**

1. *Biswajit Saha*

2. *Debanik Roy*

*Chaital Mukherjee*

SIGNATURE OF THE OWNER/  
VENDOR

Drafted by me

*Abhishek Kumar*

Advocate  
Alipore Judgs' Court, Kol-27.

Typed by :

*Baisakhi Mukherjee*  
( Baisakhi Mukherjee )












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
















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










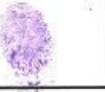

Name .....  
Signature .....

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

Name CH. HUMILAL MUKHERJEE  
Signature Ch. Humilal Mukherjee

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

Name SOMNATH MUKHERJEE  
Signature Somnath Mukherjee

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

Name MANISH SHAH  
Signature Manish Shah





A.D.S.R. Behala  
20 MAY 2013  
Dist. South 24 Pgs.