



THIS INDENTURE is made this the 24/5. day of Novembrown Two Thousand and Eight ( 2008 ) BETWEEN (1) SRI NITYANANDA SIKDER, Son of Late Basanta Kumar Sikder, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 56/1, Kalipada Mukherjee Road, P.S. Thakurpukur, Kolkata - 700 008 \$\forall (2) \forall CHUNILAL MUKHERJEE, Son of Late Radha Gobinda Mukherjee, by



Biscocajit Sikdar Sto Late Gobinda lat Sikdar 18/6 Matilat Gufta Road Kolkata. 700008 Berrice

# 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. 10803 / 2008, Deed No. (Book - I , 13016/2008)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Manish Shah	9	LTI	Manish Leen 24/4/08
	24/11/2008	24/11/2008	1 .

II . Signature of the person(s) admitting the Execution at Office. SI No. Admission of Execution By Status Photo Finger Print Signature Nityananda Sikder Address -56/1, Kalipada Mukherjee Road, Kolkata 24/11/2008 24/11/2008 Chunilal Mukherjee Address -24e/1, M. N. Sen Lane Kolkata Self 24/11/2008 24/11/2008 Self Manish Shah Address -4a, Santosh Roy Road Kolkata Marion Ilvol LTI 24/11/2008 24/11/2008 Someraj Mukherjee Address -24e/1, M. N. Sen Lane Kolkata Self 24/11/2008 24/11/2008 Name of Identifier of above Person(s) Biswajit Sikdar Signature of Identifier with Date Mil Study 24 Pergerans Biswajit Sikolar PS-.,128/6, Motifal Gupta Road Kolkata 24.11.2008 8005 VOS # 1

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24/11/2008

(Santi Kumar RoyChowdhury)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA Office of the A. D. S. R. BEHALA



#### Government Of West Bengal Office of the A. D. S. R. BEHALA **BEHALA**

Endorsement For deed Number : I-13016 of :2008 (Serial No. 10803, 2008)

#### On 24/11/2008

#### Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 Exempted from stamp duty.

#### Payment of Fees:

Fee Paid in rupees under article : on:24/11/2008

#### Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-300000/-

Certified that the required stamp duty of this document is Rs 0 J- and the Stamp duty paid as: Nil

#### Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.18 hrs on :24/11/2008,at the Office of the A. D. S. R. BEHALA Shah,one of the Claimants.

by Manish

#### Admission of Execution(Under Section 58)

Execution is admitted on 24/11/2008 by

1. Sri Nityananda Sikder, son of Lt. Basanta Kumar Sikder, 56/1, Kalipada Mukherjee Road, Kolkata ,Thana Thakurpukur,Pin 700008, By caste Hindu,by Profession :Business

2. Sri Chunilal Mukherjee, son of Lt. Radha Mukherjee, 24e/1, M. N. Sen Lane Kolkata ,Thana Regent Park,Pin 700040, By caste Hindu,by Profession :Business

3. Sri Manish Shah, Secretary, Prantik Co- Operative Housing,Society Ltd.,Kol-38, P.s.-behala, Kol-38, P.s.-behala, profession :Service

4. Sri Someraj Mukherjee,Chairman,Prantik Co- Operative Housing,Society Ltd.,Kol-38, P.s. Behala, Kol-38, P.s. Behala, profession :Service

Identified By Biswajit Sikdar, son of Lt. Gobinda Lal Sikdar 128/6, Motilal Gupta Road Kolkata 700008 Thana: ., by caste Hindu,By Profession :Service.

[Santi Kumar RoyChewdhury] ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA Govt. of West Bengal

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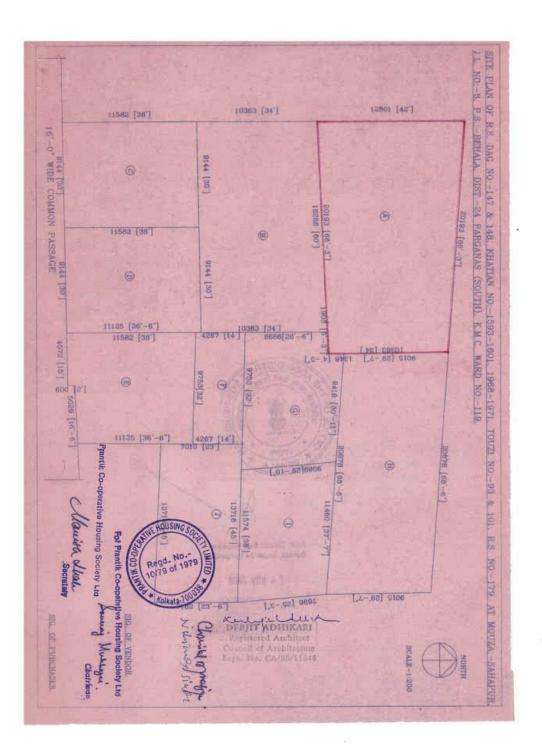


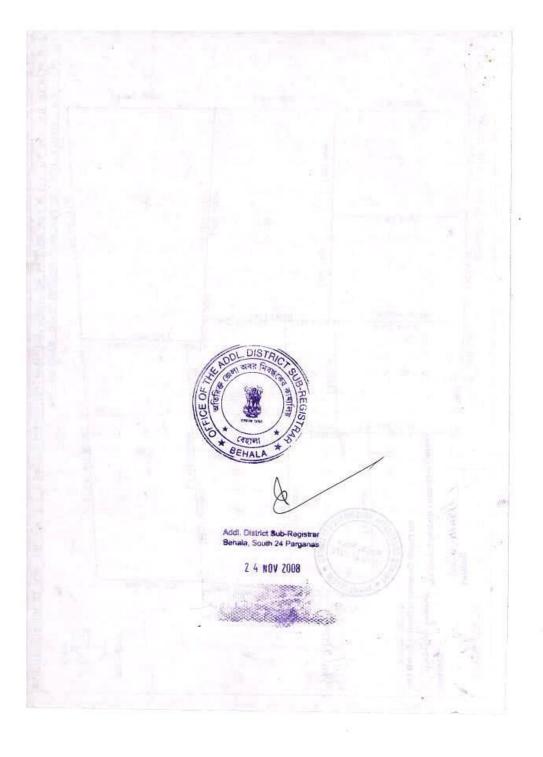
# Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 33 Page from 5357 to 5375 being No 13016 for the year 2008.



(Santi Kumar RoyChowdhury) 24-November-2008 ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA Office of the A. D. S. R. BEHALA West Bengal





Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 24E/1, M. N. Sen Lane, P.S. Regent Park, Kolkata - 700 040, hereinafter jointly called and referred to as the "OWNERS/VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs executors, administrators, legal representatives and assigns) of the ONE PART:

#### AND

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. Regent Park, Kolkata - 700 040 and Secretary SRI MANISH SHAH, Son of Late J. Shah, residing at 4A, Santosh Roy Road, P.S. Thakurpukur, Kolkata - 700 008, hereinafter called and referred to as the "PURCHASERS" (which expressions shall unless excluded by or repugnant to the context be deemed to mean and include the Society's respective heirs, executors, successors, successors-in-office/interest and assigns) of the OTHER PART:

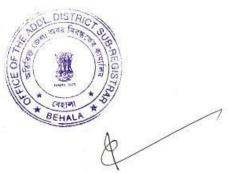
WHEREAS by an Indenture the Owners/Vendors No. 1 herein Sri Nityananda Sikder purchased ALL THAT piece or parcel of undivided land measuring 1(one) Cottah 5 (five) Chittaks 15 (fifteen) Sq. ft. together with old dilapidated structure measuring 200 Sq. ft. standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1596, 1597 and 1598 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and within Ward No. 119 of The Kolkata Municipal Corporation in the District of the



South 24 Parganas on 15<sup>th</sup> July, 1996 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Volume No. 72, Pages from 197 to 208, Deed No. 1209 for the year 1998 from Golam Ali, Son of Late Golam Kader, Khoteja Khatoon, Wife of Late Golam Kader and Fatema Khatoon, Wife of Late Sahadat Ali Mollah of 124, Diamond Harbour Road, P.S. Behala, Kolkata. District South 24 Parganas.

AND WHEREAS by an another Indenture Owners/Vendors No. 2 herein Sri Chunilal Mukherjee purchased ALL THAT piece or parcel of land measuring undivided 2 (two) Cottah 4 (four) Chittaks 0 (zero) Sq. ft. together with old dilapidated structure measuring 100 Sq. ft. standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1594 and 1969 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and within Ward No. 119 of The Kolkata Municipal Corporation in the District of the South 24 Parganas on 20th April, 1998 with a valuable consideration mentioned therein and the said Indenture was registered in the Office of the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Volume No. 34, Pages from 209 to 218, Deed No. 1472 for the year 1999 from Golam Hossain, Son of Late Golam Kader of 124, Diamond Harbour Road, P.S. Behala, Kolkata -700060.

AND WHEREAS by virtue of the above mentioned purchases the said Nityananda Sikder became the Owner of undivided 1 (one) Cottah 5 (five) Chittaks 15 (fifteen) Sq. ft. land together with old and dilapidated structure measuring 200 Sq. ft. standing thereon and consisting of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1596, 1597 and 1598 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police



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Station - Behala and within Ward No. 119 of The Kolkata Municipal Corporation in the District of the South 24 Parganas and Sri Chunilal Mukherjee became the Owner of undivided 2 (two) Cottah 4 (four) Chittaks 0 (zero) Sq. ft. together with old dilapidated structure measuring 100 Sq. ft. standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1594 and 1969 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and within Ward No. 119 of The Kolkata Municipal Corporation in the District of the South 24 Parganas. The total property of Plot No. "A" is 3 (three) Cottahs 9 (nine) Chittaks and 15 (fifteen) Sq. ft. along with old dilapidated structure measuring 300 Sq. ft. standing thereon under Dag No. 147 and 148 and Khatian No. 1596, 1597, 1598, 1594 and 1969.

AND WHEREAS during peaceful enjoyment of the said undivided property the said Sri Nityananda Sikder and Sri Chunilal Mukherjee, the Owners/Vendors herein due to some legitimate reasons decided to sell their respective property morefully mentioned in the Schedules hereunder written to any intending Purchaser or Purchasers at or for the total consideration of Rs.3,00,000/- (Rupees Three Lacs) only free from all encumbrances.

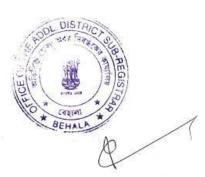
AND WHEREAS the Owners/Vendors herein agreed to sell the respective property morefully mentioned in the Schedules below and the Purchasers have paid Rs.3,00,000/- (Rupees Three Lacs) only as the total consideration amount to the Owners/Vendors and the Owners/Vendors received the same and acknowledge in the Memo of Consideration hereunder written.

AND WHEREAS the Purchasers have now requested the Owners/Vendors herein to execute the Deed of Conveyance in favour of the Purchasers 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 Purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of said Agreement and in consideration of the said sum of Rs.3,00,000/-(Rupees Three Lacs) only paid by the Purchasers 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 and of and from the same and every part thereof acquit, release and forever discharge the said Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns and everyone of them and also the said property, they Owners/Vendors as beneficial Owners DOTH by these presents indefeasibly grant, convey, transfer, sell, assign and assure unto the Purchasers, the Society's respective heirs, executors, successors, successors-inoffice/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 3 (three) Cottahs 9 (nine) Chittaks 15 (fifteen) Sq. ft. (more or less) together with one old and dilapidated structure measuring 300 Sq. ft. standing thereon morefully and particularly described in the Schedule hereunder written lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1596, 1597, 1598, 1594 and 1969 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, under Police Station and Sub-Registry Office at Behala within the Ward No. 119 of The Kolkata Municipal Corporation in the District of South 24 Parganas known, numbered and distinguished as Premises at 66, Seal Thakur Bari Road, P.S. Behala, Kolkata - 700 038 and part of Municipal Premises No. 170, Binoba Bhave Road, Kolkata - 700 038



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 Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest



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and assigns forever freed and discharged from or otherwise by the Owners/Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. 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 Purchasers the Society's respective heirs, executors, successors, successors-inoffice/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 Purchasers, the Society's respective heirs, 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 Purchasers in the manner aforesaid land, premises, hereditaments, property delivered possession of said property simultaneously with the execution of these presents AND the Purchasers, the Society's respective heirs, 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 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 him 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 Purchasers, the Society's respective heirs, 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 Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns according to the true intent and meaning of these presents as shall or may be **FURTHERMORE** reasonably required AND Owners/Vendors and their respective heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchasers, the Society's respective heirs, 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 beach of the covenants herein under contained.

<u>FURTHER</u> 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 costs and requests of the Purchasers 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 Purchasers 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 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 Owners/Vendors sold the said land and structure while having good marketable title therein and free from all encumbrances.

The Purchasers 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 Owners/Vendors in the subject property.

If any error or omission of any sort is transpired in their 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 Purchasers herein.

# THE SCHEDULE "A" ABOVE REFERRED TO: (Description of the property of Sri Nityananda Sikder)

ALL THAT piece or parcel of undivided land measuring 1 (one) Cottah 5 (five) Chittaks 15 (fifteen) Sq. ft. together with old dilapidated structure measuring 200 Sq. ft. sanding thereon lying and situated in



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R. S. Dag No. 147 and 148, under R. S. Khatian No. 1596, 1597 and 1598 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and also lying and situated at 66, Seal Thakur Bari Road, now Part of Municipal Premises No. 170, Binoba Bhave Road, Kolkata - 700 038, within Ward No. 119 of The Kolkata Municipal Corporation in the District of South 24 Parganas together with right, title, interest and proportionate ownership of 16' ft. wide common passage 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 SCHEDULE "B" ABOVE REFERRED TO: (Description of the property of Sri Chunilal Mukherjee)

ALL THAT piece or parcel of undivided land measuring 2 (Two) Cottah 4 (four) Chittaks 0 (zero) Sq. ft. together with old dilapidated structure measuring 100 Sq. ft. standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1594 and 1969 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and also lying and situated at 66, Seal Thakur Bari Road, now Part of Municipal Premises No. 170, Binoba Bhave Road, Kolkata - 700 038, within Ward No. 119 of The Kolkata Municipal Corporation in the District of South 24 Parganas together with right, title, interest and proportionate ownership of 16' ft. wide common passage 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 SCHEDULE "C" ABOVE REFERRED TO:

(Description of the total Property hereby conveyed)

ALL THAT piece or parcel of land measuring 3(three) Cottah 9 (nine) Chittaks 15 (fifteen) Sq. ft. together with old dilapidated structure measuring 300 Sq. ft. being Plot No. "A" standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1596, 1597, 1598, 1594 AND 1969 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and also lying and situated at 66, Seal Thakur Bari Road, now Part of Municipal Premises No. 170, Binoba Bhave Road, Kolkata - 700 038, within Ward No. 119 of The Kolkata Municipal Corporation in the District of South 24 Parganas together with right, title, interest and proportionate ownership of 16' ft. wide common passage 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 with "RED" border lines which is the part of their Indenture being butted and bounded as follows:

ON THE NORTH: By Border Line of New Alipore.

ON THE SOUTH: By Part of R.S. Dag No. 147 and 148 and Part of Plot B.

ON THE EAST : By Part of R.S. Dag No. 147 and 148 and Plot H and part of Plot G.

ON THE WEST : By R. S. Dag No. 138.







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 hereto at Kolkata in the presence of :

### WITNESSES:

1. Psipl=6 Mojendom 25/6 R. D. H. Road. Kolkate- 700 008.

2. Biswajit Schedar 128/6 Moli lat Cupta Road Kol- Jesses

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SIGNATURE OF THE OWNERS/ VENDORS

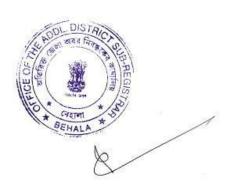
For Prantik Co-operative Housing Society Ltd

Annaj Mushuju. Chairm

Prantik Co-operative Housing Society Ltd

Secretary

SIGNATURE OF THE PURCHASERS





# MEMO OF CONSIDERATION

RECEIVED the within mentioned consideration amount of Rs.3,00,000/- (Rupees Three Lacs) only from the within mentioned Purchasers in the following manner.

# MEMO

By Cash	Rs.3,00,000.00
	Rs.3,00,000.00
(RUPEES THREE LACS ONLY)	26
WITNESSES: 1. Pseplat Myrindam	
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SIGNATURE OF THE OWNERS/ **VENDORS** 

Drafted by me

Advocate Typed by:

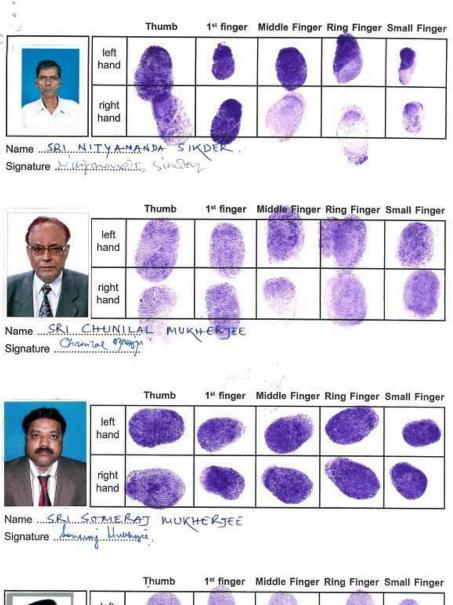
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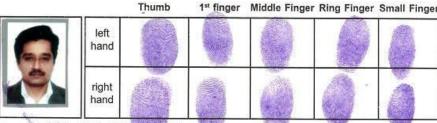
2. Ribarojit Sikdar

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



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Name SRI MANICH CHAH.
Signature Manich Lace



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