

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

2 4 NOV / 2008



Marior Shale





THIS INDENTURE is made this the 24th day of Markath Two Thousand and Eight (2008) BETWEEN SRI NITYANANDA SIKDER, Son of Late Basanta Kumr Sikder, by Nationality - Indian, by faith -Hindu, by Occupation - Business, residing at 56/1, Kalipada Mukherjee Road, P.S. Thakurpukur, Kolkata - 700 008, hereinafter called and referred to as the "OWNER/VENDOR" (which 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:



Biswajit Sikdar 810 Late Gebinde lat Sikdae 12816 Motilat Gufla Road Kolkata - 700006 Service

Addl. District Sub-Registrar Behala, South 24 Parganas

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. 10802 / 2008, Deed No. (Book - I , 13020/2008)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date	
Sri Manish Shah	31		Maniga Show	
137	24/11/2008	LTI 24/11/2008	24/4/00	

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

Manish Shah Address -157 Binova Bhave Road Kolkata 2

Confirming





24/11/2008 24/11/2008

Someraj Mjukherjee Address -157 Binova Bhave Road Kolkata Confirming Party



24/11/2008

Development of Paragraph

24/11/2008

Name of Identifier of above Person(s)

Biswajit Sikdar PS---,128/6 Motilal Gupta Road Kolkata

Signature of Identifier with Date

Biscogit Sikdar 24.11.2008

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

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24/11/2008



Add! District Sub-Regretion Behala, South 24 Parolinas

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

Endorsement For deed Number :I-13020 of :2008 (Serial No. 10802, 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- 150000/-

Certified that the required stamp duty of this document is Rs 0 /- 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 Late Basanta Kumar Sikdar, 55/1 Kalipada Mukherjee Road Kolkata ,Thana Thakurpukur,Pin 700008, By caste Hindu,by Profession: Business
2. Sri Manish Shah,Secretary,For Prantik Co-op Housing S. Ltd.,157 Binova Bhave Road, profession: Business
3. Sri Someraj Mjukherjee,Chairman,For Prantik Co-op Housing S. Ltd.,157 Binova Bhave Road, profession

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

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

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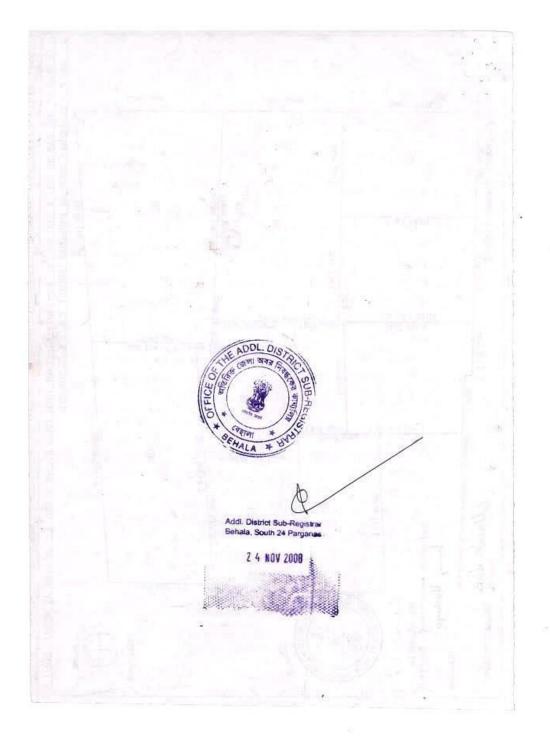
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 33 Page from 5247 to 5264 being No 13020 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







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 the present Owner/Vendor herein purchased ALL THAT piece or parcel of land measuring 8 (eight) Chittaks 20 (twenty) Sq. ft. together with old dilapidated portion of the Building measuring 100 Sq. ft. standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1599 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 by a Deed of Sale written in Bengali dated 30th June, 1995 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Office of the District Sub-Registrar- II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 48, Pages from 178 to 187, Deed No. 1470 for the year 1998 from Mohammad Idris and Mohammad Yunus both the Sons of Mohammad Siddiki of 25C/10, Meher Ali Mondal Street, P.S. Ekbalpur, Kolkata - 700 027.



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AND WHEREAS the present Owner/Vendor herein purchased ALL THAT piece or parcel of land measuring undivided 4 (four) Chittaks 10 (ten) Sq. ft. together with old dilapidated structure measuring 64 Sq. ft. standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1599 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 by a Deed of Sale written in Bengali dated 16th October, 1995 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Office of the District Sub-Registrar- II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 68, Pages from 273 to 279, Deed No. 3167 for the year 1995 from Samsunessa Bibi, Wife of Sk. Samsul Hague and Sapura Khatoon Bibi, Wife of Sk. Abul Hossain both of 25/CE/10, Meher Ali Mondal Street, P.S. Ekbalpur, Kolkata - 700 027.

AND WHEREAS by an another Deed of Sale written in Bengali present Owner/Vendor herein purchased ALL THAT piece or parcel of land measuring undivided 4 (four) Chittaks 10 (ten) 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. 1599 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 30th June, 1995 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Office of the District Sub-Registrar- II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 48, Pages from 152 to 167, Deed No. 1468 for the year 1998 from Rosenara Bibi, Wife of Anisur Rahaman and Bhuibu Nessa Bibi, Wife of Subid Ali both of 25/CE/10, Meher Ali Mondal Street, P.S. Ekbalpur, Kolkata - 700 027.



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AND WHEREAS by an another Deed of Sale written in Bengali present Owner/Vendor herein purchased ALL THAT piece or parcel of land measuring undivided 2 (two) Chittaks together with old dilapidated structure standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1599 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 3rd July, 1997 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Office of the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Volume No. 72, Pages from 242 to 247, Deed No. 1212 for the year 1998 from Md. Nadim (Minor), Son of Late Md. Nasim represented by his natural guardian Mother Mosa Mehera Nasim, appointed by the Ld. District Judge Alipore, South 24 Parganas of 25/CE/10, Meher Ali Mondal Street, P.S. Ekbalpur, Kolkata - 700 027.

AND WHEREAS by an another Deed of Sale written in Bengali present Owner/Vendor herein purchased ALL THAT piece or parcel of land measuring undivided 7 (seven) Chittaks 10 (ten) 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. 1599 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 25th July, 1995 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Office of the District Sub-Registrar- II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 48, Pages from 168 to 177, Deed No. 1469 for the year 1998 from Anwari Khatoon, Daughter of Late Md. Siddik, Anju



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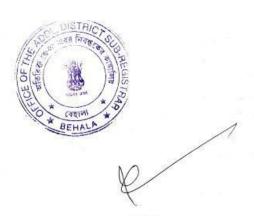
Manara Bibi, Wife of Masiur Rahaman, Mosa Meher Nasin, Wife of Late Md. Nasim, Md. Naym and Md. Saym, both sons of Md. Nasim all of 25/CE/10, Meher Ali Mondal Street, Kolkata - 700 027.

AND WHEREAS by virtue of the above mentioned purchases the said Nityananda Sikdar became the Owner of undivided 1 (one) Cottah 10 (ten) Chittaks 5 (five) Sq. ft. land together with old and dilapidated structure standing thereon consisting of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1599 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.

AND WHEREAS during peaceful enjoyment of the said undivided property the said Nityananda Sikder, 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 Purchasers or Purchasers at or for the total consideration of Rs.1,50,000/- (Rupees One Lac Fifty Thousand) 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 Purchasers have paid Rs.1,50,000/- (Rupees One Lac Fifty Thousand) only as the total consideration amount to the Owner/Vendor and the Owner/Vendor received the same and acknowledge in the Memo of Consideration hereunder written.

AND WHEREAS the Purchasers have now requested the Owner/Vendor herein to execute this Deed of Conveyance in favour of the Purchasers in respect of the said Property free from all encumbrances, charges, liens, lispendens, attachments, mortgages,



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whatsoever absolutely and forever and the Owner/Vendor herein has agreed to execute the Deed of Convevance in favour of the Purchasers

NOW THIS INDENTURE WITNESSETH that in pursuance of said Agreement and in consideration of the said sum of Rs.1,50,000/-(Rupees One Lac Fifty Thousand) only paid by the Purchasers 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 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, he Owner/Vendor as beneficial Owner DOTH by these presents indefeasibly grant, convey, transfer, sell, assign and assure unto the Purchasers, the Society's respective heirs, 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) Cottahs 10 (ten) Chittaks 5 (five) Sq. ft. (more or less) together with one old and dilapidated structure 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. 1599, 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



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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 a t 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 Purchasers, the Society's respective heirs, 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

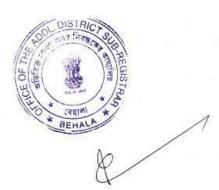


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the Owner/Vendor from these presents AND the Owner/Vendor DOTH hereby for himself, his heirs, executors, administrators, covenant with the Purchasers the Society's representatives respective heirs, executors, successors, successors-in-office/interest 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 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 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 costs and expenses of the Owner/Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any of his predecessor-in-title or any



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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 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 reasonably required AND FURTHERMORE THAT the Owner/Vendor and his 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 Owner/Vendor or any beach of the covenants herein under contained.

<u>FURTHER</u> 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 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.



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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 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 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 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 ABOVE REFERRED TO: (Description of the total Property hereby conveyed)

ALL THAT piece or parcel of land measuring 1(one) Cottah 10 (ten) Chittaks 5 (five) -Sq. ft. together with old dilapidated structure measuring 500 Sq. ft. being Plot No. "E" standing thereon lying and situated in R. S. Dag No. 147 and 148, under R. S. Khatian No. 1599 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,



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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 as "PLOT-E" with "RED" border lines which is the part of this Indenture being butted and bounded as follows:

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

No. F.

ON THE SOUTH : By 16' ft. Wide common passage.

ON THE EAST : By Part of R.S. Dag No. 148 Plot No. J and Part

of R.S. Dag No. 149.

: By Part of R.S. Dag No. 147 and Plot No. D. ON THE WEST

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. Biplat Myuda 25/6C. D. H. Rocal Kol-Foroso8

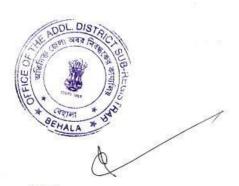
SIGNATURE OF THE OWNER/VENDOR

For Prantik Co-operative Hausing Society Ltd

2. Biswezit Sikdaz 128/6 moth las Cufta Road kol- Fecoo8

Prantik Co-operative Housing Society Ltd.

SIGNATURE OF THE PURCHASERS



Addl. District Sub-Registrar Behala, South 24 Parganas

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*

MEMO OF CONSIDERATION

RECEIVED the within mentioned consideration amount of Rs.1,50,000/- (Rupees One Lac Fifty Thousand) only from the within mentioned Purchasers in the following manner.

MEMO

By Cash

Rs.1,50,000.00

Rs.1,50,000.00

(RUPEES ONE LAC FIFTY THOUSAND ONLY)

WITNESSES:

1. Beplas My

2. Biswerjit Sikdan 128/6 Metilal Coupla Road Kol- 700008

SIGNATURE OF THE OWNER/ VENDOR

Drafted by me

Praper Pro

Advocate
Actors Judgu Con?
Typed by: Kon-27

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



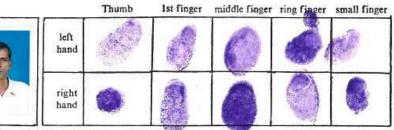
Addl. District/Sub-Registrar Behala, South 24 Parganes

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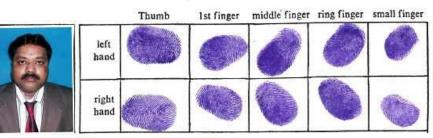
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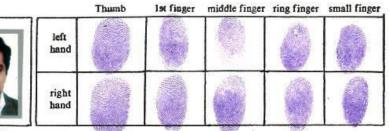
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Name SRI NITYANANDA SIKDER Signature Nutron out Sieder



Name SRI SOMERAT MUKHERJEE Signature Samey Munya



Name SRI MANISH SHAH Signature Claudh Shal



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