

1 10032/08

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13144



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 Sub-Registrar
Behala, South 24 Parganas

VEND: 1437/08



Udaya Akab



Anuj Mukherjee



Mrinal Kanti Roy

Disputed
Occupied

THIS INDENTURE is made this the 26th day of November 2008

BETWEEN **SRI MRINAL KANTI ROY**, son of Late Jnanendra Nath Roy
by faith Hindu, by occupation Service, formerly residing at 127A, Lower
Circular Road, P.S. Muchipara, Kolkata - 700014, presently residing at

Minul Kanti Roy



V.C.T/
3980

Minul Kanti Roy



Addl. District Sub-Registrar
Behala, South 24 Parganas

12 6 NOV 2008

Partha Pratim Roy
A/o Shri Minul Kanti Roy
1/1, T. S. Bhattacharya Rd
Kolkata - 35.
Service

Biswajit Sikdar
A/o Late Gobinda Lal Sikdar
129/6 Malabar Cante Road
Kolkata - 700018
Service

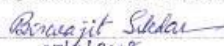
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 10932 / 2008, Deed No. (Book - I , 13144/2008)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Someraj Mukherjee Address -24 E/1, M. N. Sen Lane Kolkata	Self		 LTI	
			27/11/2008	27/11/2008	
2	Manish Shah Address -4 A, Santosh Roy Road Kolkata	Self		 LTI	
			27/11/2008	27/11/2008	

Name of Identifier of above Person(s)
Biswajit Sikdar
PS-,128/6, Motilal Gupta Road Kolkata

Signature of Identifier with Date


27/11/2008



স্বাক্ষরিত হয়েছে: ২৭/১১/০৮
স্বাক্ষর: বিস্বজিত সিদ্ধার

০০১/১০৮



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



Addl. District Sub-Registrar
Behala, South 24 Parganas

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Government Of West Bengal
Office of the A. D. S. R. BEHALA
BEHALA
Endorsement For deed Number :I-13144 of :2008
(Serial No. 10932, 2008)

On 26/11/2008

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

Presented for registration at 05.30 hrs on :26/11/2008, at the Private residence by Mrinal Kanti Roy, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 26/11/2008 by

1. Sri Mrinal Kanti Roy, son of Lt. Jnanendra Nath Roy, Panchabati Apartment, Flat No. B-12, 3rd Floor 1/1, T. N. Mukherjee Road, Dakshineswar Belghoria, Thana., Pin 700035, By caste Hindu, by Profession : Service
Identified By Partha Pratim Roy, son of Shri Mrinal Kanti Roy 1/1, T. N. Mukherjee Road Kolkata 700035, by caste Hindu, By Profession : Service.

Name of the Registering officer : **Santi Kumar Roy Chowdhury**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA**

On 27/11/2008

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:27/11/2008

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- 400000/-

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

Admission of Execution(Under Section 58)

Execution is admitted on 27/11/2008 by

1. Sri Someraj Mukherjee, Chairman, Prantik Housing Co-operative Society Ltd., 157, Binova Bhaba Road, Kol-38, profession :

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



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Government Of West Bengal
Office of the A. D. S. R. BEHALA
BEHALA
Endorsement For deed Number :I-13144 of :2008
(Serial No. 10932, 2008)

Business
2. Mr. Manish Shah, Secretary, Prantik Housing Co-operative Society Ltd., 157, Binova Bhaba Rd, Kol- 38,
profession :Business
Identified By Biswajit Sikdar, son of Lt. Gobinda Lal Sikdar 128/6, Motilal Gupta Road Kolkata 700008, by caste Hindu, By
Profession :Service.

Name of the Registering officer : **Santi Kumar
RoyChowdhury**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR
OF BEHALA**



Digitally signed by Santi Kumar RoyChowdhury, DN: cn=Santi Kumar RoyChowdhury, o=Government of West Bengal, email=santi.kumar@govt.wb.gov.in, c=IN

2008.08.14

[Santi Kumar RoyChowdhury]
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.

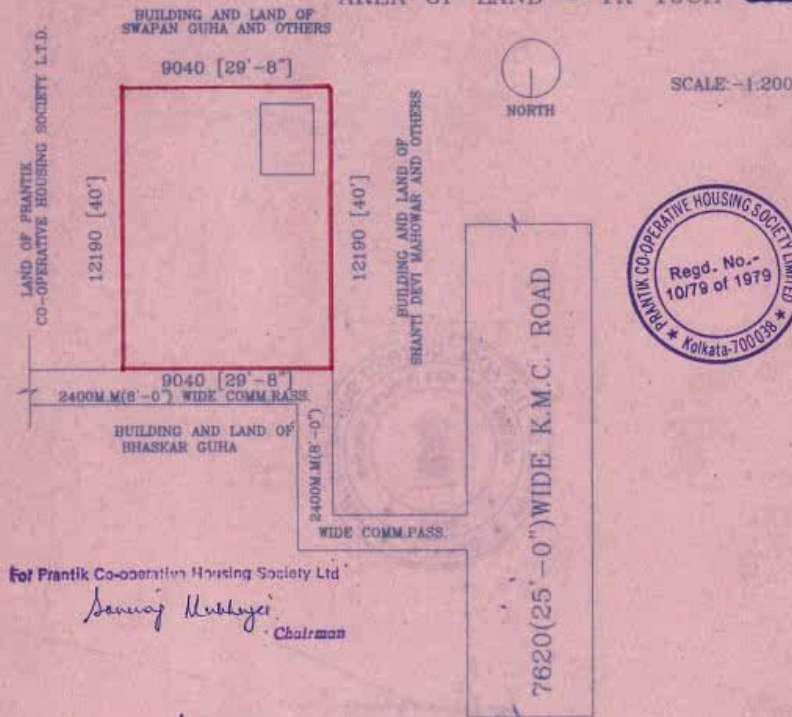
Registered in Book - I
CD Volume number 34
Page from 148 to 168
being No 13144 for the year 2008.



(Santi Kumar Roy Chowdhury) 27-November-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal

SITE PLAN OF LAND AND STRUCTURES UNDER MOUZA-SAHAPUR
J.L. NO.8, TOUZI NO. 93 AND 101 R.S. NO.179 R.S. KHATIAN NO.445
R.S. DAG NO. 141 WITH IN KOLKATA MUNICIPAL CORPORATION
WARD NO.119, P.S. BEHALA, DISTRICT SOUTH 24 PARGANAS

AREA OF LAND = 1K-10CH-



For Prantik Co-operative Housing Society Ltd.
Sanjay Mukherjee
 Chairman

Devjit Adhikari
 Registered Architect
 Council of Architects
 Reg. No. CA/58/1243

Prantik Co-operative Housing Society Ltd.
Munish Shah
 Secretary

Munish Shah
 SIG. OF VENDOR.



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Panchabati Apartment, Flat No. B-12, 3rd Floor, 1/1, T.N. Mukherjee Road, Dakshineswar, Belghoria, Kolkata – 700035, hereinafter referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal, representatives and assigns) of the **ONE PART.**

AND

PRANTIK HOUSING CO-OPERATIVE SOCIETY LTD., a Society registered under West Bengal Co-operative Societies Act, 1973, vide Registration No. 10/79 of 1979, having its office at 157, Binova Bhabe Road, P.S. Behala, Kolkata – 700038, represented by its **CHAIRMAN SRI SOMERAJ MUKHERJEE**, Son of Sri C.L. Mukherjee, residing at 24E/1, M.N. Sen Lane, P.S. Regent Park, Kolkata – 700 040 and **SECRETARY MR. 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 expression 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 One Manna Lal Sheikh alias Kamruddin Ahmad, Son of Abdul Sovan Sheikh of 126, Diamond Harbour Road, Kolkata – 700 034 was the Owner of ALL THAT piece and parcel of land admeasuring 1 Cottah 10 Chittaks along with tin shed kutcha structure measuring 200 Sq.ft. standing thereon situated at premises No. 66, Sil Thakurbari Road, P.S.



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Behala, Previous Holding No. 14, Sil Thakurbari Lane and at present Municipal Premises No. 39, Vinobha Bhawe Road comprising C.S. Dag No. 321 under C.S. Khatian No. 445 corresponding to R.S. Dag No. 141 under R.S. Khatian No. 445 in Mouza Sahapur, J.L. No. 8, Touzi No. 93 and 101, R.S. No. 179 in the District of 24-Parganas (South).

AND WHEREAS by a Deed of Sale dated 3rd day of February, 1966 made between the said Manna Lal Sheikh alias Kamaruddin Ahmed, therein referred to as the Vendor of the One Part and Sri Mrinal Kanti Roy described therein as the Purchaser of the other part at or for the consideration mentioned therein, the said Manna Lal Sheikh alias Kamaruddin Ahmed sold, transferred, conveyed, granted, assigned and assured unto and in favour of Mrinal Kanti Roy ALL THAT piece or parcel of land admeasuring 1 Cottah 10 Chittaks i.e. 0.026 Acres along with tin shed kutcha structures measuring 200 Sq.ft. standing thereon lying and situated at the Premises No. 66, Sil Thakurbari Road, P.S. Behala, Previous Holding No. being 14, Sil Thakurbari Lane and at present Municipal Premises No. 39, Vinoba Bhawe Road comprising C.S. Dag No. 321 under C.S. Khatian No. 445 corresponding to R.S. Dag No. 141 under R.S. Khatian No. 445 in Mouza Sahapur, J.L. No. 8, Touzi No. 93 and 101, R.S. No. 179 in the District of 24-Parganas (South) more fully and particularly mentioned in the Schedule therein. The said Deed was registered in the Office of the District Registrar at Alipore and entered in Book No. I, Volume No. 30, pages 71 to 78 Being No. 402 for the year 1966.



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AND WHEREAS the said Mrinal Kanti Roy got his name mutated in the Assessment Book of the then South Suburban Municipality now The Kolkata Municipal Corporation and the said property now is within Ward No. 119 of the Kolkata Municipal Corporation.

AND WHEREAS the Owner/Vendor herein is seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land admeasuring 1 Cottah 10 Chittaks more or less alongwith tin shed kutchra structure measuring 200 sq.ft. standing thereon as described hereinbefore and hereinabove and morefully and particularly described in the Schedule of property herein below.

AND WHEREAS the Owner/Vendor herein has agreed to sell and the Purchasers have agreed to purchase the said piece or parcel of land admeasuring 1 Cottah 10 Chittaks as mentioned hereinabove at and for the consideration of Rs. 4,00,000/- (Rupee Four Lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of a sum of Rs. 4,00,000/- (Rupees Four Lakhs) only being the full agreed consideration money paid by the purchasers to the vendor on or before execution of these presents, (the receipt whereof the vendor doth hereby and by the receipt hereunder written admit and acknowledge and of and from payment of the same and every part thereof forever acquit, release, exonerate and discharge the said premises and the purchasers herein and the vendor doth hereby grant, sell transfer, convey, assign and assure unto and in favour of the




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Purchaser All That piece or parcel of land measuring 1 Cottah 10 Chittaks be the same a little more or less together with kutchha structure standing thereon lying and situated at Previous Holding No. 14, Sil Thakurbari Lane and at present Municipal Premises No. 39, Vinoba Bhawe Road (Postal Address : 66, Sil Thakurbari Road) P.S. Behala comprising C.S. Dag No. 321 under C.S. Khatian No. 445 corresponding to R.S. Dag No. 141 under R.S. Khatian No. 445 in Mouza Sahapur, J.L. No. 8, Touzi No. 93 and 101, R.S. No. 179 in the District of 24-Parganas (South) (hereinafter referred to as "the said Property") more fully set out and described in the First Schedule hereunder written and delineated on the map or plan annexed hereto and thereunder shown within Red Border free from all encumbrances, charges, liens, lispendens, mortgages, trusts, acquisitions, requisitions and attachments of any nature whatsoever TOGETHER WITH all buildings, yards, courts, areas, sewers, drains, water-courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said messuage land hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto And all the estate right title interest claim and deemed whatsoever of them the vendor into and upon the said premises or any part thereof TOGETHER WITH all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND



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TO HOLD the said premises hereby granted or expressed so to be unto and to the use of the purchasers absolutely and for ever AND the vendor do covenant with the Purchasers that notwithstanding any act deed or thing by the Vendor or any of her predecessors in title done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the vendor has good right to grant the said premises hereby granted or expressed so to be unto and to the use of the purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage land hereditaments and premises and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor or from or under any of her ancestors or predecessors in title AND THAT free from all encumbrances whatsoever made or suffered by the Vendor or any of his predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said messuage and land hereditaments and premises or any of him/them or any part thereof from under or in trust



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for the Vendor or from or under of his ancestors or predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may be reasonably required AND THAT the Vendor will unless prevented by fire or some other inevitable accident from time to time and at all times upon every reasonable request and at the cost of the Purchasers or its successors, successors-in-office and assigns produce or cause to be produced to them or their Advocate/s or Agent/s at any trial hearing commission examination or otherwise as occasion shall or may require the title deed and writings evidencing the title of the Vendor to the said premises as recited hereinbefore and also at the like request and cost deliver or cause to be delivered unto the Purchasers its successors and assigns such attested or other copies or extracts of or from the said deeds and writings or any of them as may be reasonably required and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe whole unobliterated and un-cancelled AND THAT the Vendor hereby covenants agrees and undertakes to pay all arrears of land rent, municipal rates and taxes and all other outgoings and levies if any be found due and payable with interest and costs to any person or persons or appropriate Govt. or Semi Govt. Authority or Authorities concerned for all the periods prior to and up to date of these presents and agrees to keep the Purchasers and the Society fully indemnified



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against any claim or demand arising therefrom and in respect thereof And Further that the Vendor will keep the Purchasers fully indemnified against all losses, claim, demands, damages which may be suffered by the Purchasers due to any defect in the Vendor title to the said premises And That the Vendor covenants and declares that the Vendor is competent and has full lawful right and authority to sell and convey the said premises to the purchasers and that the Vendor is not prevented under the law or statute and/or any statutory order or Court order or injunction from selling and transferring the said premises in favour of the Purchasers And that by virtue of this Deed of Conveyance the Purchasers on behalf of the Society has become the sole and absolute owners of the said premises and is entitled to sell, transfer, gift, develop, deal with dispose of the said premises in any manner And That the Purchasers shall be entitled to have the said premises mutated in the name of the Society with full authority from the Vendor to sign all papers, petitions etc. for and on behalf of the Vendor.

AND FURTHER THE VENDOR DOTH HEREBY COVENANTS WITH THE PURCHASERS as follows :-

1. **THAT NOTWITHSTANDING** any act, thing, deed, matters whatsoever made done or executed or knowingly suffered to the contrary the Vendor now have good right, full power absolute authority and indefeasible title to grant, transfer, convey, sell, gift, develop and mortgage the said property hereditaments messuages tenements and premises hereby sold or expressed or intended so to be unto and to the



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use of the said Purchasers in the manner aforesaid and deliver vacant and peaceful possession of the said Unit to the Purchasers simultaneously with the execution of these presents free from all encumbrances.

2. That the Purchasers shall and may at all times hereinafter peaceably and quietly hold possess and enjoy the said property messuages tenements and premises and every part thereof and pay the rents and taxes to the appropriate authorities upon getting the name of the Purchasers on behalf of the Society mutated and/or recorded in the office of the Kolkata Municipal Corporation, S.S. Unit and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming for under or in trust for the Vendor or any of the predecessors-in-title of the Vendor and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, released, saved harmless and by and at the cost and expenses of the Vendor keep the Purchasers indemnified from or against all charges, estates and encumbrances created by the Vendor or any of the predecessors in title of the Vendor or any person or persons lawfully or equitably claiming as aforesaid **FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said property hereditaments tenements and premises or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the



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Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring and conveying the said property hereditaments messuages tenements and premises to and unto the said Purchasers as shall or may be reasonably required.

3. The Purchasers shall be entitled to sell, mortgage, lease or let out otherwise alienate the property hereby conveyed subject to the terms herein contained.

4. The Purchasers after completion of purchase shall apply to the Kolkata Municipal Corporation for mutation in the name of the Society in respect of the said property and the Vendor hereby agreed to sign necessary forms/affidavits for this purpose if necessary and the Vendor shall be liable to pay all arrears of taxes, if any and all outgoings upto the date of this Deed of Conveyance.

5. The said property hereby conveyed is free from all encumbrances, liens, lispendens, and the said property is not affected by any scheme of Municipality or by Improvement Trust or by K.M.D.A. and the said property is not notified to acquire under the Land Acquisition Act or not under Requisition by the State or Central Government and the said property is not affected by Section 14T and 14U of W.B. Land Reforms Act and the property is not vested to the State under the West Bengal Estate Acquisition Act and there is no suit or case pending in any court of



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Law in respect of the said property mentioned in the Schedule hereunder written.

6. And further the Vendor covenants with the Purchaser to keep indemnified the Purchasers from or against all encumbrances, charges and equities whatsoever and against any loss or damages suffered by the Purchaser due to want of title or existence of any charges, liens, lispendens and attachments to the said property.


7. And the Vendor also covenants with the Purchasers that the Vendor will at the request of the Purchasers and at the cost of the Purchasers do or execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of this Deed.

8. If any of the statements or covenants made hereinabove by the Vendor are found to be untrue, false or any defect in title is detected hereafter the Vendor shall be liable to refund the entire consideration money together with compensation.

SCHEDULE ABOVE REFERRED TO
(Subject Matter of Sale)

ALL THAT piece and parcel of land admeasuring 1 Cottah 10 Chittaks along with tin shed kutcha structures measuring 200 Sq.ft. i.e. 0.026




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acres more less along with proportionate right, title interest and ownership of 12 ft. wide common passage lying and situated at C.S. Dag No. 321 under C.S. Khatian No. 445 corresponding to R.S. Dag No. 141 under R.S. Khatian No. 445 in Mouza Sahapur, J.L. No. 8, Touzi No. 93 and 101, R.S. No. 179, P.S. Behala, Previous Holding No. 14, Sil Thakurbari Lane and at present Municipal Premises No. 39, Vinoba Bhava Road (Mailing Address of which 66, Sil Thakurbari Road) having its Assessee No. 41-119-11-0039-0 within Ward No. 119 of the Kolkata Municipal Corporation in the District of South 24-Parganas and butted and bounded as follows :-

ON THE NORTH : By 12 Feet wide common passage.

ON THE SOUTH : By R.S. Dag No. 142 and land & building Of Swapan Guha & Others.

ON THE EAST : By Land of Purchaser.

ON THE WEST : By R.S. Dag No. 135, 136, 137.



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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the

VENDOR at Kolkata in the presence of :

1. Partha Pratim Roy
1/1 T.N. Murcherjee
Road Kolkata - 35

Uinal Kanti Roy

SIGNATURE OF THE OWNER/VENDOR

2. Uttom Sardas
66 Silkhakurbari Road
Kolkata - 38

SIGNED, SEALED AND DELIVERED by the

PURCHASERS at Kolkata in the Presence of :

1. 1

SIGNATURE OF THE PURCHASERS

- 2.

For Prantik Co-operative Housing Society Ltd

Sanjay Murcherjee
Chairman

Prantik Co-operative Housing Society Ltd.

Manish Shaha
Secretary



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 4,00,000/- (Rupees Four Lakh) only being the consideration as per memo below :

MEMO

By Bank pay order NO 789494
dated on 25.11.2008, UCB Bank
Bach Bagan Kolkata 700017, in Rs 4,00,000 = 00
favour of Minnal Kanti Roy
(Rupees four lacs only)

WITNESSES

1. Partha Pratim Roy
1/ T.N. Mukherjee
Ranchi Kolkata-25 Minnal Kanti Roy
2. Uttom Sardar

SIGNATURE OF THE OWNER/VENDOR

Drafted by

Prabir Das
Advocate
Signature of Prabir Das
KOL-27.

Computer Typed by :

Jaydeep Chatterjee
3 P.T. Lane,
KOL-34.







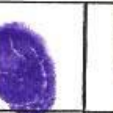



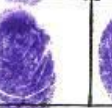
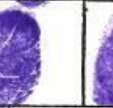

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PHOTO	left hand					
	right hand					









Name.....

Signature

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	left hand					
	right hand					

Name.....SRI MRINAL KANTI Roy

Signature.....*Mrinal Kanti Roy*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....SRI SOMERAJ MUKHERJEE

Signature.....*Someraj Mukherjee*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....MR. MANISH SHAH

Signature.....*Manish Shah*



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