

05387/015

5403/2015



पश्चिम बंगाल WEST BENGAL

U 760491

10978/15  
 12.5.15  
 12-17  
 Registrar of Assurances  
 Kolkata



Certified that the Document is admitted for  
 Registration. The Signature Sheet and the  
 endorsement sheets on the back of the document  
 are the part of this Document.

Additional Registrar  
 of Assurances-II, Kolkata

11/5/15

**THIS INDENTURE** made this 11<sup>th</sup> day of May Two  
 thousand fifteen **BETWEEN (1) MRS. DAISY**  
**NAYAK**, having PAN AHFPN4539B wife of Late  
 Pradip Nayak & daughter of Late Panakkal Varu  
 Francis and Late Mary Francis by faith Christian by  
 occupation Housewife, by nationality Indian, residing  
 at Sukumar Nayak's Compound, Second floor, B. C.  
 Sen Road, Balasore, Police Station B Jasore, Orissa

*(Signature)*

... having PAN ADEPD4180H, wife of Sri Arun Kanti Chowdhury

*(Signature)*

  
 ভারতের নির্বাচন কমিশন  
 পबिषय पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 RXC0952853




নির্বাচকের নাম : স্বর্নেন্দু শেখর  
 সাহা  
 Elector's Name : Swarnendu Shekhar  
 Saha  
 পিতার নাম : শম্ভুনাথ সাহা  
 Father's Name : Sambhunath Saha  
 লিঙ্গ/Sex : পুং M  
 জন্ম তারিখ : 03/01/1961  
 Date of Birth : 03/01/1961

*Swarnendu Shekhar Saha*



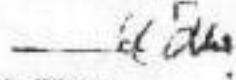
**DATTA** having PAN ADEPD41SOH, wife of Sri Arun Kanti Chowdhury

*Datta*

RXC0952853

Sheet  
21574, R.B.C ROAD, DUM DUM, NORTH 24  
PARGANAS-700023

Address:  
21574, R.B.C ROAD, DUM DUM, DUM  
DUM, NORTH 24 PARGANAS-700023



Date: 10/03/2011

114-নং বিধান পরিষদ নির্বাচন অফিসের  
স্বাক্ষর

Facsimile Signature of the Electoral  
Registration Officer for  
114-Dum Dum Constituency

এই স্বাক্ষরটি কেবল ডকুমেন্টে সীমিত এবং এটি কোনও  
অন্য ক্ষেত্রে আইন পরামর্শ নেওয়া এবং ভোটার কার্ড  
নির্ধারণের ক্ষেত্রে প্রযোজ্য নয়।

In case of change in address mention File Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

*Handwritten signature in blue ink*





ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
11 MAY 2015











**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - II KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 05387 / 2015, Deed No. (Book - I , 05403/2015)**

Signature of the Presentant

| Name of the Presentant  | Photo   | Finger Print  | Signature with date                   |
|---|---|---|---------------------------------------|
| Amal Kanti Datta<br>16, Municipal Office Lane,<br>Kol, Thana:-Dum Dum,<br>District:-North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700074 | <br>11/05/2015 | <br>LTI<br>11/05/2015 | <i>Amal Kanti Datta</i><br>11.05.2015 |

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

| Sl No. | Admission of Execution By   | Status | Photo   | Finger Print   | Signature                     |
|--------|---|--------|---|--|-------------------------------|
| 1      | Daisy Nayak<br>Address -Sukumar Nayaks<br>Compound, 2nd Floor, B C<br>Sen Road, Balasore, P S-<br>Balasore, ORISSA, India, Pin<br>:-756001                                  | Self   | <br>11/05/2015   | <br>LTI<br>11/05/2015    | <i>Daisy Nayak</i>            |
| 2      | Leslie Francis<br>Address -2/1, Pollock Avenue,<br>Mrinalini Bhavan, Kol,<br>Thana:-Dum Dum,<br>District:-North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700080         | Self   | <br>11/05/2015 | <br>LTI<br>11/05/2015  | <i>Leslie Francis</i>         |
| 3      | Julie Saha<br>Address -246/4, R B C Road,<br>Flat No:2 B, Arindam<br>Apartment, Kol, Thana:-Dum<br>Dum, District:-North<br>24-Parganas, WEST BENGAL,<br>India, Pin :-700028 | Self   | <br>11/05/2015 | <br>LTI<br>11/05/2015 | <i>Julie Saha</i>             |
| 4      | Panakkal Josie Francis<br>Address -93, Narasingha<br>Avenue, Nager Bazar, Kol,<br>Thana:-Dum Dum,<br>District:-North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700074    | Self   | <br>11/05/2015 | <br>LTI<br>11/05/2015 | <i>Panakkal Josie Francis</i> |















**ADDL REGISTRAR**  
**OF ASSURANCES-II, KOLKATA**  
**11 MAY 2015**  
**(Dulal chandra Saha)**  
**ADDL REGISTRAR OF ASSURANCES-II**  
**Office of the A.R.A. - II KOLKATA**

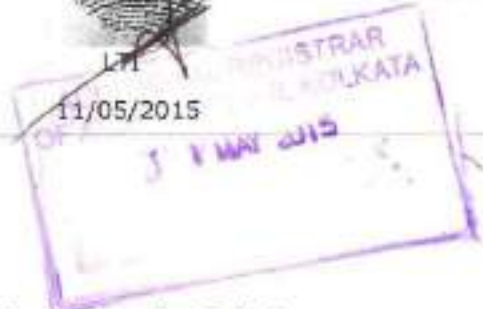
**DATTA having PAN ADEPD41SOH, wife of Sri Arun Kanti Chowdhury**

*Datta*

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - II KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 05387 / 2015, Deed No. (Book - I , 05403/2015)**

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

| Sl No. | Admission of Execution By  | Status | Photo   | Finger Print  | Signature                 |
|--------|--|--------|---|---|---------------------------|
| 5      | Amal Kanti Datta<br>Address -16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074   | Self   |    | <br>LTI   | <i>Amal Kanti Datta</i>   |
|        |  |        | 11/05/2015  | 11/05/2015  |                           |
| 6      | Pijush Kanti Dutta<br>Address -16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074 | Self   |    | <br>LTI   | <i>Pijush Kanti Dutta</i> |
|        |  |        | 11/05/2015  | 11/05/2015  |                           |
| 7      | Gita Datta<br>Address -135, Rastraguru Avenue, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028            | Self   |   | <br>LTI  | <i>Gita Datta</i>         |
|        |  |        | 11/05/2015  | 11/05/2015  |                           |
| 8      | Dilip Kanti Datta<br>Address -16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074  | Self   |  | <br>LTI | <i>Dilip Kanti Datta</i>  |
|        |  |        | 11/05/2015  | 11/05/2015  |                           |
| 9      | Swapan Kanti Dutta<br>Address -16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074 | Self   |  | <br>LTI | <i>Swapan Kanti Dutta</i> |
|        |  |        | 11/05/2015  | 11/05/2015  |                           |
| 10     | Ashok Kanti Dutta<br>Address -16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074  | Self   |  | <br>LTI | <i>Ashok Kanti Dutta</i>  |
|        |  |        | 11/05/2015  | 11/05/2015  |                           |



**(Dulal chandra Saha)**  
**ADDL. REGISTRAR OF ASSURANCES-II**  
**Office of the A.R.A. - II KOLKATA**

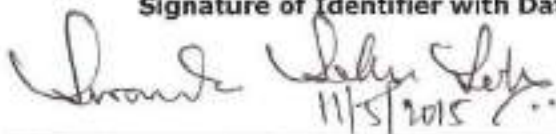
**DATTA having PAN ADEPD4180H, wife of Sri Arun Kanti Chowdhury**

*Datta*



Government of West Bengal  
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
Office of the A.R.A. - II KOLKATA, District- Kolkata  
Signature / LTI Sheet of Serial No. 05387 / 2015, Deed No. (Book - I , 05403/2015)

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

| No. | Admission of Execution By  | Status | Photo | Finger Print | Signature   |
|-----|--|--------|-------|--------------|---|
|     | <b>Name of Identifier of above Person(s)</b><br>Swarnendu Sekhar Saha<br>Arindam Apartment, 246/4, R B C Road, Dum Dum,<br>Koi, Thana:-Dum Dum, District:-North 24-Parganas,<br>WEST BENGAL, India, Pin :-700028 |        |       |              | <b>Signature of Identifier with Date</b><br><br>11/5/2015 |



(Dulal chandra Saha)  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA

Page 3 of 3

11/05/2015

DATTA having PAN ADEPD41SOH, wife of Sri Arun Kanti Chowdhury

*Datta*



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 05403 of 2015  
(Serial No. 05387 of 2015 and Query No. 1902L000010973 of 2015)

On 11/05/2015

**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, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 3.00/-, on 11/05/2015

Amount by Draft

Rs. 71584/- is paid , by the draft number 795274, Draft Date 08/05/2015, Bank Name State Bank of India, NAGERBAZAR DUM DUM, received on 11/05/2015

( Under Article : A(1) = 71489/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 11/05/2015 )

**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.-65,00,000/-

Certified that the required stamp duty of this document is Rs.- 455020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 454920/- is paid , by the draft number 795275, Draft Date 08/05/2015, Bank : State Bank of India, NAGERBAZAR DUM DUM, received on 11/05/2015

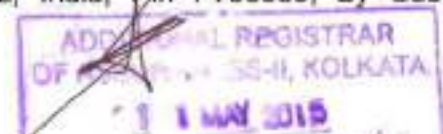
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 12.17 hrs on :11/05/2015, at the Office of the A.R.A. - II KOLKATA by Amal Kanti Datta , one of the Claimants.

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

Execution is admitted on 11/05/2015 by

1. Daisy Nayak, wife of Late Pradip Nayak , Sukumar Nayaks Compound, 2nd Floor, B C Sen Road, Balasore, P S- Balasore, ORISSA, India, Pin :-756001, By Caste Christian, By Profession : House wife
2. Leslie Francis, son of Late Panakkal Varu Francis , 2/1, Pollock Avenue, Mrinalini Bhavan, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Christian, By Profession : Business



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 1 of 2

11/05/2015 15:19:00

DATTA having PAN ADEPD4180H, wife of Sri Arun Kanti Chowdhury

*Datta*





Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 05403 of 2015  
(Serial No. 05387 of 2015 and Query No. 1902L000010973 of 2015)

3. Julie Saha, wife of Swarnendu Sekhar Saha , 246/4, R B C Road, Flat No:2 B, Arindam Apartment, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Christian, By Profession : House wife
  4. Panakkal Josie Francis, son of Panakkal Varu Francis , 93, Narasingha Avenue, Nager Bazar, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Christian, By Profession : Service
  5. Amal Kanti Datta, son of Late Satya Ranjan Dutta , 16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Retired Person
  6. Pijush Kanti Dutta, son of Late Satya Ranjan Dutta , 16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Retired Person
  7. Gita Datta, wife of Arun Kanti Chowdhury , 135, Rastraguru Avenue, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Hindu, By Profession : Retired Person
  8. Dilip Kanti Datta, son of Late Satya Ranjan Dutta , 16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Retired Person
  9. Swapan Kanti Dutta, son of Late Satya Ranjan Dutta , 16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Retired Person
  10. Ashok Kanti Dutta, son of Late Satya Ranjan Dutta , 16, Municipal Office Lane, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Service
- Identified By Swarnendu Sekhar Saha, son of Late Sambhu Nath Saha, Arindam Apartment, 246/4, R B C Road, Dum Dum, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste: Hindu, By Profession: Service.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

11/05/2015 15:19:00

EndorsementPage 2 of 2

DATTA having PAN ADEPD41SOH, wife of Sri Arun Kanti Chowdhury

*Datta*



756001, (2) **MR. LESLIE FRANCIS** having PAN AAHPF3303L son of Late Panakkal Varu Francis and Late Mary Francis, by faith Christian, by occupation Business, by Nationality Indian, residing at 2/1, Pollock Avenue, Mrinalini Bhavan, Police Station Dum Dum, Kolkata-700080 (3) **MRS. JULIE SAHA** having PAN AUBPS7207A, wife of Mr. Swarnendu Sekhar Saha and daughter of Late Panakkal Varu Francis and Late Mary Francis by faith Christian, by occupation Housewife, by Nationality Indian, residing at 246/4, R.B.C. Road, Flat No.2B, Arindan Apartment, Police Station Dum Dum, Kolkata-700028 and (4) **MR. PANAKKAL JOSIE FRANCIS** having PAN AAHPF1759Q son of Late Panakkal Varu Francis and Late Mary Francis, by faith Christian, by occupation service, by Nationality Indian, residing at 93, Narasingha Avenue, Nager Bazar, Police Station Dum Dum, Kolkata-700074 hereinafter collectively referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs executors, administrators, representatives and assigns) of the **FIRST PART**

**A N D**

(1) **SRI AMAL KANTI DATTA**, having PAN ADBPD4054F, (2) **SRI PIJUSH KANTI DUTTA** having PAN ADLPD1597K, both son of Late Satya Ranjan Dutta both by faith Hindu, both by occupation Retired person, both by Nationality Indian, both residing at 16, Municipal Office Lane, Police Station Dum Dum, Kolkata-700074. (3) **SMT. GITA DATTA** having PAN ADEPD41SOH, wife of Sri Arun Kanti Chowdhury

*Beatty*

and daughter of Late Satya Ranjan Dutta by faith Hindu, by occupation Retired person, by Nationality Indian, residing at 135, Rastraguru Avenue, Police Station Dum Dum, Kolkata-700028, (4) **SRI DILIP KANTI DATTA** having PAN ACYPD6418R, (5) **SRI SWAPAN KANTI DUTTA** having PAN ADIPD7968H (6) **SRI ASHOK KANTI DUTTA** having PAN ACMPD1753B, all are sons of Late Satya Ranjan Dutta, all by faith Hindu, all by occupation Retired persons except SL. 6 only in Service all by Nationality Indian all residing at 16, Municipal Office Lane, Police Station Dum Dum, Kolkata-700074, hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs executors, administrators, representatives and assigns) of the **OTHER PART.**

**WHEREAS** one Sri Narayan Chandra Dutta by a Deed of Sale dated 11.12.1953 registered at the Office of the Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No.82, Pages 254 to 257, being Deed No.6924 for the year 1953 purchased a piece and parcel of land measuring 5 Cottahs 2 chittacks 17  $\frac{1}{4}$  Ganda more or less with Building and structure standing thereon lying and situate at Mouza Dum Dum House, J.L. No.19, R.S. No.237, Touzi No.1070/2834 comprising Khatian No.154 appertaining to Dag No.481, Police Station. Dum Dum, under South Dum Dum Municipality Ward No.08, being old Holding No.20, New Holding No.16, Sub-Registry office Cossipore Dum Dum, District 24-Pargnaas



since 24-Parganas (North) from the then rightful owner Smt. Usha Rani Chakraborty for a valuable consideration mentioned therein.

**AND WHEREAS** the said Sri Narayan Chandra Dutta by a Deed of Sale dated 03.02.1954 registered at the Office of the Sub-Registrar Cossipore Dum Dum and recorded in Book No. I Being Deed No.547 for the year 1954 by his self earned money purchased in the Benami of his wife Smt. Hemnalini Dutta a piece & parcel of land measuring 01 Cottah 08 Chittacks more or less lying and situate at Mouza Dum Dum House, J.L. No.19, R.S. No.237 Touzi No.1070/2834 comprising Khatian No.154, appertaining to Dag No.481, Police Station Dum Dum under South Dum Dum Municipality being Holding No.20, from the then rightful owner Sri Subhas Chandra Das for the consideration mentioned therein.

**AND WHEREAS** thereafter by a Deed of Release dated 12.04.1954 registered at the Office of the Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No.23, Pages 295 to 296, being Deed No.2037 for the year 1954 the said Smt. Hemnalini Dutta relinquished all her right, title and interest as Benamdar or name lender in respect of the said land measuring 01 Cottah 08 Chittacks and released the said land in favour of her husband Sri Narayan Chandra Dutta absolutely forever and free from all encumbrances.

**AND WHEREAS** in the manner aforesaid the said Sri Narayan Chandra Dutta became the absolute owner of a piece and parcel of

land measuring 06 cottahs 10 chittacks 17  $\frac{1}{4}$  Ganda more or less but in actual survey and measurement the said land is found to be 06 cottahs 10 chittacks more or less.

**AND WHEREAS** the said Sri Narayan Chandra Dutta thus being the absolute owner and being in possession of the said property duly mutated his name in the records of the South Dum Dum Municipality being Holding No. 16, Municipal Office Lane, Police Station Dum Dum, Kolkata-700074.

**AND WHEREAS** thereafter the said Narayan Chandra Dutta constructed a partly two storied and partly one storied Building at the said Holding No.16, Municipal office Lane Kolkata-700074 and enjoyed the said property exercising all rights of ownership thereto.

**AND WHEREAS** while seized and possessed of the said property the said Narayan Chandra Dutta died intestate leaving behind him surviving his two sons namely (1) Sri Satya Ranjan Dutta and (2) Santosh Kumar Dutta and one daughter Smt. Manorama Das as his only legal heirs as Smt. Hemnalini Dutta wife of Narayan Chandra Dutta predeceased him.

**AND WHEREAS** accordingly said Sri Satya Ranjan Dutta, Santosh Kumar Dutta and Smt. Manorama Das by way of inheritance became the owners in respect of undivided  $\frac{1}{3}$ <sup>rd</sup> share each.



**AND WHEREAS** subsequently Smt. Manorama Das by a registered Deed of sale registered at the Office of the Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, being Deed No.9312 for the year 1966 sold, transferred and conveyed her undivided 1/3<sup>rd</sup> share of the said property in favour of her two brothers namely (1) Satya Ranjan Dutta and (2) Santosh Kumar Dutta as such each of the said two brothers became the joint owners of undivided ½ or 8 annas share in the said property being Holding No.16, Municipal Office Lane, Police Station Dum Dum Kolkata 700074.

**AND WHEREAS** while jointly seized and possessed of the said property said Santosh Kumar Dutta died intestate leaving behind his wife Smt. Namita Dutta and two daughters namely (1) Smt. Madhuchanda Roy Chowdhury (nee Dutta) and (2) Smt. Madhumita Dhar (nee Dutta) as his only legal heirs who inherited undivided ½ or 8 annas share of the said property left by the said deceased Santosh Kumar Dutta.

**AND WHEREAS** thereafter facing various difficulties and inconveniences to enjoy the said property jointly together said Satya Ranjan Dutta and the legal heirs of late Santosh Kumar Dutta namely (1) Smt. Namita Dutta, (2) Smt. Madhuchanda Dutta (3) Smt. Madhumita decided to effect partition and/or division of the said joint property.

**AND WHEREAS** thereafter by a Deed of Partition dated 07.01.1983 registered at the office of the Sub-Registrar Cossipore Dum Dum and

recorded in Book No. I, Volume No.10, pages 71 to 83, being Deed No.172 for the year 1983 the said Satya Ranjan Dutta and the legal heirs of late Santosh Kumar Dutta as cited hereinbefore effected Partition and/or division of the said joint property among themselves by metes and bounds and the said property has been divided into two lots being Lot 'A' and Lot 'B'.

**AND WHEREAS** as per the said Partition said Satya Ranjan Dutta as the First Party was allotted the property marked Lot-'A'.

**AND WHEREAS** said Satya Ranjan Dutta got his name mutated in the records of the South Dum Dum Municipality in respect of the said 'Lot A' Property being holding No. 47 Municipal Office Lane under Ward No 8, Police Station Dum Dum, Kolkata - 700 074.

**AND WHEREAS** as per the said Partition said Smt. Namita Dutta, Smt. Madhuchanda Dutta and Smt. Madhumita Dutta as the Second Party were jointly allotted the property marked Lot-'B'. containing **ALL THAT** the entire Eastern Portion of Ground Floor built up area as well as Part of the North-Western Portion of Ground Floor built up area of an old dilapidated Partly two and Partly one storied Building having a total built up area of 1239 sft. (Cemented Floor) together with right over the Southern Side wall of the said North-Western Portion and common walls on both side of stair case being Eastern and Western side walls and together with and including easementary rights of every description over the common areas being the existing vacant



land on the Ground Floor as also together with and including the right to construct kitchen, bath room and W.C. at the existing vacant land at the rear Portion of the said Eastern Portion of the said Building and further together with and including the right to construct separate underground water reservoir at the said vacant land being the common areas at the Southern side middle Portion of the said Premises(hereinafter Collectively referred to as the ("Said Property")together with undivided and impartible  $\frac{1}{2}$  (one half) share of land beneath the said Building and the impartible land appurtenant thereto having a total area of 06 cottahs 10 chittcks more or less lying and situate at Mouza Dum Dum House, J.L. No.19, R.S. No.237, Touzi No.1070/2834 comprising Khatian No.154 appertaining to Dag No.481, and being a Portion of Holding No.16, Municipal office Lane, Police Station Dum Dum within the limits of South Dum Dum Municipality Ward No.08, Additional District Sub- Registrar Cossipore Dum Dum in the District of North 24-Parganas.

**AND WHEREAS** thereafter by an Indenture dated 30<sup>th</sup> day of June, 1993, registered at the office of the Registrar of Assurances Calcutta and recorded in Book No. I, Volume No.155, Pages 231 to 247 being Deed No.9095 for the year 1993 the said (1) Smt. Namita Dutta (2) Smt. Madhuchanda Roy Chowdhury (nee Dutta) and (3) Smt. Madhumita Dhar (nee Dutta) sold, transferred and conveyed the property marked Lot - 'B' more fully described in the **SCHEDULE** of the said Deed unto and in favour of Panakkal Varu Francis since

deceased the predecessor of the Vendors herein for a valuable consideration mentioned therein.

**AND WHEREAS** by virtue of purchase the said Panakkal Varu Francis became the absolute owner of the aforementioned property and lawfully seized and possessed of or otherwise well and sufficiently entitled to the said property and the said Panakkal Varu Francis got his name mutated in the records of the South Dum Dum Municipality in respect of the said Property being Holding No. 48 Municipal Office Lane, Ward No. 8, Police Station Dum Dum Kolkata 700074.

**AND WHEREAS** while seized and possessed of the said property the said Panakkal Varu Francis died intestate on 14.09.2008 and his wife Mary Francis also died intestate on 30.09.2000 leaving behind their two daughters namely (1) Mrs. Daisy Nayak and (2) Mrs. Julie Saha and two sons viz. (1) Mr. Leslie Francis and (2) Mr. Panakkal Josie Francis the Vendors herein as their only legal heirs and successors who inherited the said property in equal share.

**AND WHEREAS** the said Vendors herein thereafter mutated their names in the records of South Dum Dum Municipality under ward No. 8 being Holding No 48, Municipal office Lane Police Station Dum Dum Kolkata -700074.

**AND WHEREAS** the Vendors are lawfully seized and possessed of or otherwise well and sufficiently entitled to the "Said Property" more



fully described in the **SCHEDULE** hereunder written, having unfettered right, title and interest thereto and free from all charges encumbrances and attachments whatsoever.

**AND WHEREAS** the Vendors expressed their desire for absolute sale of the entire Eastern Portion of Ground Floor built up area as well as Part of the North-Western Portion of Ground Floor built up area of an old dilapidated Partly two and Partly one storied Building having a total built up area 1239 together with right over the Southern side common wall of the said North-Western Portion and common walls on both side of stair case being Eastern and Western side walls and together with and including easementary rights of every description over the common areas being the existing vacant land on the Ground Floor as also together with and including the right to construct kitchen, bathroom and W.C. at the existing common vacant land at the near Portion of the said Eastern Portion of the said Building and further together with and including the right to construct separate underground water reservoir at the said vacant land being the common areas at the southern side middle Portion of the Holding/Premises (hereinafter Collectively referred to as the ("Said Property") together with undivided and impartible  $\frac{1}{2}$  or 8 annas share of land beneath the said Building and the impartible land appurtenant thereto having a total area of 06 cottahs 10 chittcks more or less lying and situate at Mouza Dum Dum House, J.L. No.19, R.S. No.237, Touzi No.1070/2834 comprising Khatian No.154 appertaining to Dag No.481 and being Holding No.48, Municipal office Lane and Mailing address

93, Narasingha Avenue, Kolkata-700074 and also 16, Municipal Office Lane, Kolkata-700074, as the premises has two roads on two sides mentioning two address on the land with building, Police Station Dum Dum within the limits of South Dum Dum Municipality, in the District of 24-Parganas North free from all encumbrances at a fixed price a consideration of Rs.65,00,000/- (Rupees Sixty Five Lacs) only and the Purchasers herein agreed to purchase the "Said Property" "as is where is" basis at the said consideration together with undivided and impartible  $\frac{1}{2}$  or 8 annas share of land beneath the said Building and the impartible land appurtenant thereto.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.,65,00,000/- (Rupees Sixty Five Lacs) only well and truly paid by the Purchasers to the Vendors at the time of or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge as per memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendors do hereby acquit, release and forever discharge the "Said Property" together with undivided and impartible  $\frac{1}{2}$  or 8 annas share of land beneath the said Building and the impartible land appurtenant thereto hereby sold, transferred and conveyed) the Vendors do hereby grant, transfer, convey, sell, assign and assure unto the Purchasers **ALL THAT** entire Eastern Portion of Ground Floor built up area as well as Part of the North-Western Portion of Ground Floor built up area of an old dilapidated Partly two and Partly one storied Building having a total

*G. S. S.*



built up area 1239 Sft. together with right over the Southern side common wall of the said North-Western Portion and common walls on both side of stair case being Eastern and Western side walls and together with and including easementary rights of every description over the common areas being the existing vacant land on the Ground Floor as also together with and including the right to construct kitchen, bathroom and W.C. at the existing common vacant land at the near Portion of the said Eastern Portion of the said Building and further together with and including the right to construct separate underground water reservoir at the said vacant land being the common areas at the Southern side middle Portion of the Holding/Premises together with undivided  $\frac{1}{2}$  or 8 annas share measuring 03 cottahs 05 chittacks in the impartible land beneath the said Building and the impartible land appurtenant thereto having a total area of 6 Cottahs 10 Chittcks more or less lying and situate at Mouza Dum Dum House, J.L. No.19, R.S. No.237, Touzi No.1070/2834 comprising Khatian No.154 appertaining to Dag No.481 and being Holding No.48, Municipal office Lane and Mailing address 93, Narasingha Avenue, Police Station Dum Dum within the limits of South Dum Dum Municipality, in the District of 24-Parganas North more fully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER** otherwise the "Said Property" now are or is or heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished **TOGETHERWITH** all paths, passages, ways, drains, ditches, and all other former and ancient rights, lights, liberties, benefits, privileges,

advantages, easements, appendages and appurtenances whatsoever to the "Said Property" or in anywise appertaining thereto or usually held, used, enjoyed or occupied therewith or reputed to belong or be appurtenant **AND** the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the "Said Property" and every part thereof **AND** all the deeds, pattahs, muniments, writings, evidences of title whatsoever which exclusively relates to the "Said Property" or every part thereof which now are or hereafter shall or may be in the custody, power, control or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the "Said Property" so to be unto the said Purchasers absolutely forever free from all charges, encumbrances and attachments whatsoever.

**AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:-**

**THAT** notwithstanding any act, deed, things and matters whatsoever made done executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey and sell the "Said Property" hereby granted, transferred, conveyed and sold or expressed or intended so to be unto and to the use of the said Purchasers in the manner aforesaid and delivered possession thereof.



**AND** the Purchasers shall and may at all times hereafter peaceably and quietly hold possess and enjoy the "Said Property" or every part thereof and pay rents and taxes to the Appropriate Authorities upon getting the names of the Purchasers mutated in the records of the South Dum Dum Municipality, Ward No. 08 and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their Predecessor-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchasers indemnified from or against all charges, encumbrances created by the Vendors or any of their Predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming as aforesaid.

**FURTHER** the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the "Said Property" or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the "Said Property" to and unto the said Purchasers as shall or may be reasonably required.

The Purchasers shall be entitled to enjoy, Development, sell, transfer, gift or otherwise alienate the ("Said Property") hereby granted, conveyed, transferred assured and assigned unto the Purchasers to any person/persons without any consent of the Vendor at any price or consideration the Purchasers at their absolute discretion shall think fit and proper.

The Vendors do hereby declare that the "Said Property" hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendors and there is no charge, liens, lispendens or any attachment whatsoever. The "Said Property" is not subject to any litigation nor is any Case Suit or proceeding pending against the "Said Property" before any Court of Law. The said Vendors sold the said Property" mentioned in the **SCHEDULE** below while having good, clear and marketable title therein and free from all encumbrances.

IF any of the statement or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same.

IF any error or omission is found in this Deed in future the Purchasers shall at their own costs do and execute or cause to be done and executed any sort of Declaration/Rectification or any Supplementary Deed by the Vendors in favour of the Purchasers their respective heirs,



legal representatives and assigns in order to establish the right, title and interest of the Purchasers in the "Said Property".

**SCHEDULE REFERRED TO ABOVE**

**ALL THAT** entire Eastern Portion of Ground Floor built up area as well as Part of the North-Western Portion of Ground Floor built up area of an old dilapidated partly two storied and partly one storied Building having a total built up area of 1239 Sft. (Cemented Floor) together with right over the Southern side common wall of the said North-Western Portion and common walls on both side of stair case being Eastern and Western side walls and ~~together with and including easementary rights of every description over the common areas being the existing vacant land on the Ground Floor as also together with and including the right to construct kitchen, bathroom and W.C. at the existing common vacant land at the near Portion of the said Eastern Portion of the said Building and further together with and including the right to construct separate underground water reservoir at the said vacant land being the common areas at the Southern side middle Portion of the Holding/Premises~~ together with undivided and impartible  $\frac{1}{2}$  or 8 annas share of land beneath the said Building and the impartible land appurtenant thereto having a total area of 06 Cottahs 10 Chittcks more or less lying and situate at Mouza Dum Dum House, J.L. No.19, R.S. No.237, Touzi No.1070/2834 comprising Khatian No.154 appertaining to Dag No.481 and being Holding No.48, Municipal office Lane and Mailing address 93, Narasingha Avenue,

Gita Datta.

Pan-Khal Josie French

Police Station Dum Dum Kolkata 700074 within the limits of South Dum Dum Municipality Ward No.8, Additional District Sub- Registrar Cossipore Dum Dum in the District of 24-Parganas North and the said Premises is delineated in the plan annexed hereto and depicted by the Red border lines being butted and bounded as follows :

ON THE NORTH: Premises of Sri. Abani Sen and Sri. Arobindo Sen.

ON THE SOUTH: Premises of Rekha Banerjee and Lakshmi Chatterjee.

ON THE EAST: 16 feet. wide Narsingha Avenue.

ON THE WEST: Premises No. 16, Municipal office lane thereafter  
19 feet. Wide Municipal Office Lane.



**IN WITNESS WHEREOF** the parties have set and subscribed their respective hands and seal on the day, month and year above written.

**EXECUTED AND DELIVERED** by the

**VENDORS** in the presence of:-

*Poojita Datta*

16, MUNICIPAL OFFICE LANE  
DUM DUM, KOL - 700074

SWARNENDU SEKHAR SAHA  
ARINDAM APTS, 246/4 RBC Rd,  
Dum Dum, Kolkata 700028  
P.S. Dum Dum. (Service)

*Daisy Nayak*

*Ceslie Francis*

*Julie Soho*

*for and behalf Jessie Francis*  
**SIGNATURE OF THE VENDORS**

**EXECUTED AND DELIVERED** by the

**PURCHASERS** in the presence of:-

*Poojita Datta*

16, MUNICIPAL OFFICE LANE  
DUM DUM, KOL - 700074

SWARNENDU SEKHAR SAHA  
ARINDAM APTS, 246/4 RBC Rd,  
DUM DUM, KOLKATA - 700028.  
P.S. Dum Dum. (Service)

*Amal Kanti Datta*

*Rijush Kanti Datta*

*Gita Datta*

*Dilip Kanti Datta*

*Swapan Kanti Datta*

*Ashok Kanti Datta*

**SIGNATURE OF THE PURCHASERS**

**Drafted by :**

*Ratan K. Datta*  
Advocate

Alipore Police Court Kolkata 27.

**MEMO OF CONSIDERATION**

**RECEIVED** from the Purchasers the within mentioned sum of Rs. 65,00,000/- (Rupees Sixty Five Lacs) only being the full consideration money in the manner hereunder written :-

| PAY ORDER NO. | DATE       | DRAWN ON       | AMOUNT                |
|---------------|------------|----------------|-----------------------|
| 274880        | 07.05.2015 | U.B.I          | Rs.270833/-           |
| 274877        | 07.05.2015 | U.B.I          | Rs. 270834/-          |
| 274876        | 07.05.2015 | U.B.I          | Rs. 270834/-          |
| 274875        | 07.05.2015 | U.B.I          | Rs. 270834/-          |
| 274878        | 07.05.2015 | U.B.I          | Rs. 270834/-          |
| 274879        | 07.05.2015 | U.B.I          | Rs. 270833/-          |
| 795258        | 07.05.2015 | S.B.I          | Rs. 270833/-          |
| 795273        | 08.05.2015 | S.B.I          | Rs. 270833/-          |
| 042305        | 08.05.2015 | B.O.I          | Rs. 270833/-          |
| 042304        | 08.05.2015 | B.O.I          | Rs. 270833/-          |
| 042303        | 08.05.2015 | B.O.I          | Rs. 270833/-          |
| 042302        | 08.05.2015 | B.O.I          | Rs. 270834/-          |
| 795264        | 07.05.2015 | S.B.I          | Rs. 270833/-          |
| 795265        | 07.05.2015 | S.B.I          | Rs. 270833/-          |
| 795266        | 07.05.2015 | S.B.I          | Rs. 270833/-          |
| 795267        | 07.05.2015 | S.B.I          | Rs. 270834/-          |
| 237129        | 07.05.2015 | Allahabad Bank | Rs. 270833/-          |
| 237130        | 07.05.2015 | Allahabad Bank | Rs. 270834/-          |
| 237131        | 07.05.2015 | Allahabad Bank | Rs. 270833/-          |
| 237132        | 07.05.2015 | Allahabad Bank | Rs. 270833/-          |
| 795277        | 07.05.2015 | S.B.I          | Rs. 270833/-          |
| 795280        | 07.05.2015 | S.B.I          | Rs. 270833/-          |
| 795262        | 08.05.2015 | S.B.I          | Rs. 270833/-          |
| 795279        | 08.05.2015 | S.B.I          | Rs. 270833/-          |
| Cash          | 11.05.2015 |                | Re. 1/-               |
|               |            | <b>TOTAL</b>   | <b>Rs.65,00,000/-</b> |

*Panshal Josie Francis*

**WITNESSES :**

*Swarnendu Sekhar Saha*  
16, MUNICIPAL OFFICE LANE  
DUMDUM, KOL - 700074

SWARNENDU SEKHAR SAHA  
ARINDAM APTS, 24b/4 RBE Rd.  
Dum Dum Kolkata - 700028  
P.S. Dum Dum, (Service)

*Daisy Nayak*  
*Ceshie Francis*  
*Julia Laha*  
*Panshal Josie Francis*  
**SIGNATURE OF THE VENDORS**



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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name ...Daisy...Nayak  
Signature *Daisy Nayak*

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name ...Leslie Francis  
Signature *Leslie Francis*

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name ...JULIE...SAHA  
Signature *Julie Saha*

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name PANAKKAL JOSIE FRANCIS  
Signature *Panakkal Josie Francis*

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name Gita Datta  
Signature Gita Datta

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name Vijay Kanti Datta  
Signature Vijay Kanti Datta

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name Amal Kanti Datta  
Signature Amal Kanti Datta

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name Dilip Kanti Datta  
Signature Dilip Kanti Datta

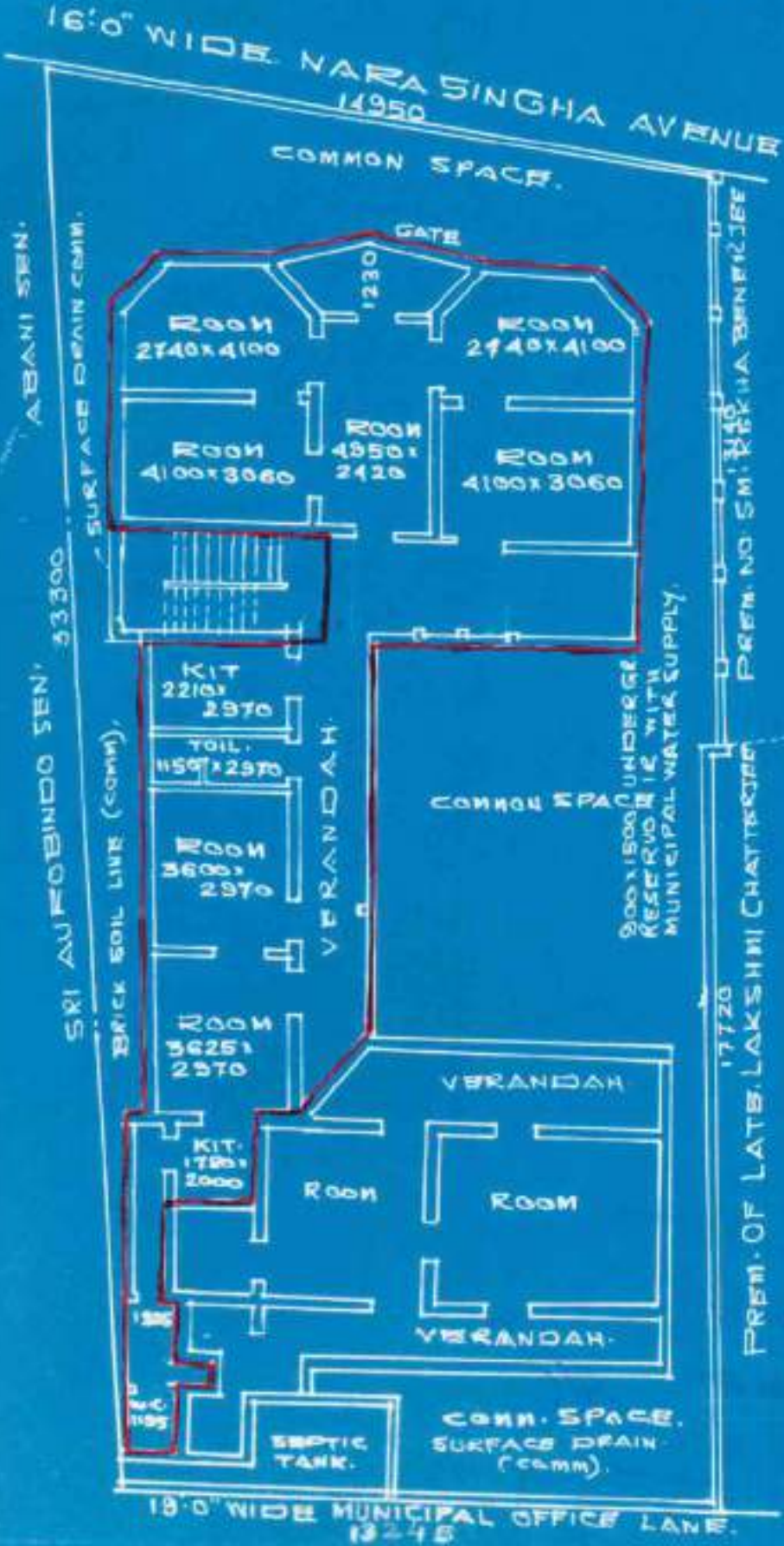


SITE PLAN OF HOLDING NO-48, MUNICIPAL OFFICE LANE,  
 P.S. DUMDUM, KOLKATA-700074, UNDER SOUTH DUM-  
 DUM MUNICIPALITY WARD NO-8, DIST. NORTH-24 PGS.

AREA OF LAND 3K. 5CH. 0 SFT. (M<sup>2</sup>) CONVEYED

G.F. COVERED AREA 1239 SFT (M<sup>2</sup>) CONVEYED SHOWN IN RED

SCALE: 1:100:0  
 DIMENSION IN MM.



*Anand Kant Datta*  
*Lipikanti Datta*  
*Sita Datta*  
*Lalip Kant Datta*  
*Swapan Kant Datta*  
*Ashok Kant Datta*

SIGNATURE  
 OF PURCHASERS

*Daisy Nayak*  
*P. C. Chatterjee*  
*Jyoti Saha*  
*Paranathal Jesic Francis*

SIGNATURE  
 OF VENDORS

Mr. D. Banerjee  
 Surveyor, Plans, Bhumi  
 Alluvial Survey Dept  
 Of No. 1047/70  
 TRACE 87.


Name .....

Signature .....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 30  
Page from 4639 to 4669  
being No 05403 for the year 2015.



  
(Dulal chandra Saha) 12-May-2015  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

2015/15





Swapan Kanti Dutta

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

Name Swapan Kanti Dutta

Signature Swapan Kanti Dutta



Ashok Kanti Dutta

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

Name Ashok Kanti Dutta

Signature Swapan Kanti Dutta  
Ashok Kanti Dutta

|       | 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 |
|-------|------------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |                        |               |             |              |
|       | right hand |                        |               |             |              |

Name .....

Signature .....