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3687/11

19-40
9/6/11

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

A.B.S.R. Howrah

06 JUN 2011

DEED OF SALE

Police Station: Shibpur

Consideration: Rs. 1,40,000.00

THIS *DEED OF SALE* made on this the 6th day of June 2011

BETWEEN

[1] DR. PRANAB KUMAR CHAUDHURI, son of Late Nripendra Nath Chowdhury, residing at Cluster VII-14, Purbachal, Sector III, Salt Lake City, Kolkata 700064, [2] SRI PRATIP KUMAR CHAUDHURI, son of Late Dr. Birendra Nath Chowdhury, residing at 23, Baje Shibpur Road, Police Station Shibpur, District Howrah 711102, hereinafter called the VENDORS (which expression shall unless excluded by or repugnant to the context include their heirs, executors, administrator, assigns, legal representatives etc.) of the **ONE PART**

AND

SRI SWAPAN KUMAR BANERJEE, son of Late Nanda Kumar Banerjee, by faith Hindu, by occupation Retired, residing at 56/11, Rammohan Mukherjee Lane, Police Station Shibpur, District Howrah 711102, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrators, assigns, legal representatives etc.) of the **OTHER PART:**

Swapan Kumar Banerjee



V.C.T

1857.

Swapan Kumar Banerjee



1858

Swapan Kumar Banerjee



[Signature]

Additional District
Sub-Registrar, Howrah

06 JUN 2011

Sant. Rasjan yena

WHEREAS all that piece and parcel of homestead land with structure, comprised within Howrah Municipal Corporation holding no. 30/3, Rammohan Mukherjee Lane, within Howrah Municipal Corporation Ward no. 32, Police Station Shibpur, District Howrah, originally belonged to one Smt. Santi Chowdhuri, wife of Late Dr. Birendranath Chaudhuri, who purchased the same from its erstwhile owners Sri Debabrata Basu and Sri Satyabrata Basu by virtue of a Deed of Sale dated 7th June 1951, registered in the office of the Sub Registrar, Howrah, in Book No. I, Volume 43, Pages 1 to 8, Being No. 2156 for the year 1951;

AND WHEREAS while possessing the said property, the said Santi Chaudhuri relinquished all her rights, titles, interest and possession in the said property in favour of her husband Birendranath Chaudhuri and husband's nephew Pranab Kumar Chaudhuri, i.e. the present Vendors no. 1, for the reason that the said property was purchased in her *Benam* with the finance made by those two persons;

AND WHEREAS the said Deed of Relinquishment was registered in the office of the Sub Registrar, Howrah, in Book No. I, Volume 41, Pages 22 to 23, Being No. 2341 for the year 1955;

AND WHEREAS while seized and possessed of the said property they, i.e. Birendranath Chaudhuri and Pranab Kumar Chaudhuri after having their names mutated in the records of the then Howrah Municipality, gave away a part of the said property being 2 (two) katha, 11 (eleven) chhataks and 21 (twenty one) square feet of land with R.T. shed structure to the present Vendors no. 2, being their son and cousin respectively, vide the Deed of Gift dated 2nd March 1983,

registered in the office of the Sadar Joint Sub Registrar, Howrah, in Book I, Volume 9, Pages 108 to 113, Being No. 357 for the year 1983.

AND WHEREAS the remaining part of the said property remained in possession of the said Birendranath Chowdhury and his nephew Pranab Kumar Chaudhuri and on the demise of the said Birendranath Chaudhuri, the present Vendors no. 2 and his other co-sharers inherited the share of the said Birendranath Chaudhuri in that part along with other properties left by him.

AND WHEREAS thereafter the present Vendors and others executed a Deed of Partition on 14th February 1996 and that Deed was registered in the office of the Additional District Sub Registrar, Howrah.

AND WHEREAS that by virtue of that Partition the present Vendors no. 1 Pranab Kumar Chaudhuri obtained the remaining part of the property comprised in that holding and on that date the present Vendors no. 2 gave away a part measuring about 14 (fourteen) chhataks and 30 (thirty) square feet out of the property earlier gifted to him to the present Vendors no. 1;

AND WHEREAS thus the present Vendors no. 2 remained in possession of land measuring about 1 (one) katha 12 (twelve) chhataks and 36 (thirty six) square feet with a R.T. shed room standing on it i.e. the property described in the Schedule below and the present Vendors no. 1 became the remaining part of the holding ;

AND WHEREAS thereafter present Vendors no. 1, Dr. Pranab Kumar Chaudhuri sold away the entire property under his ownership

to the present Purchaser vide a Deed of Sale dated 8th July 1997, registered in the office of the Additional District Sub Registrar, Howrah, in Book No. I, Volume 79, Pages 375 to 383, Being No. 3674 for the year 1997;

AND WHEREAS after such purchase, the Purchaser had the same mutated in his name and that property was renumbered as 30/3/3, Rammohan Mukherjee Lane in the municipal records;

AND WHEREAS thereafter present Vendors no. 2, Partip Kumar Chaudhuri sold away his property in the said holding, i.e. land measuring about 1 (one) katha 12 (twelve) chhataks and 36 (thirty six) square feet with a R. T. shed room standing thereon to the present Purchaser vide a Deed of Sale dated 16th April 2004, registered in the office of the Additional District Sub Registrar, Howrah, in Book No. I, Being No. 1940 for the year 2004.

AND WHEREAS while having the property partially transferred, the present Vendors and their predecessors had curved out a passage out of their own property in that holding and that property now runs in between the said two plots, i.e. within holding no. 30/3/3, Rammohan Mukherjee Lane and within 30/3, Rammohan Mukherjee Lane and incidentally both these properties are under the exclusive ownership of the present Purchaser, viz. Swapan Kumar Banerjee;

AND WHEREAS now since the passage in between the two plots of the Purchaser is owned by the Vendors and the Purchaser only has right to use the same, the Purchaser approached the Vendors for selling the ownership of the said passage measuring about 266 square feet as described in the Schedule below and shown within Red colour

in the plan annexed to and forming material part of this Deed and the Vendors having accepted the proposal of the Purchaser agreed to sell the said property at a consideration of Rs. 1,40,000.00 (Rupees one lakh and forty thousand only);

AND WHEREAS the Vendors have received the total amount of consideration i.e. Rs. 1,40,000.00 (Rupees one lakh and forty thousand only) as per the Memo of Consideration below;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal agreement between the parties and in consideration of Rs. 1,40,000.00 (Rupees one lakh and forty thousand only) paid by the Purchaser to the Vendors (the receipt of which the Vendors hereby acknowledge) as per the Memo of Consideration below, the Vendors do hereby grant, convey and transfer by way of sale, unto the Purchaser forever all that the said property described in the Schedule below and shown fully in the plan annexed, being delineated in colour RED therein;

AND TOGETHER with all appurtenances belonging to or in any way appertaining to or with the same or any part thereof usually held, occupied, enjoyed or reputed or known as part or member thereof or be appurtenant thereto along with all the estate, right, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever of the Vendors into and out of and upon the said property or any part thereof TO HAVE AND TO HOLD the said property hereby granted and sold or intended so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser for ever to be held as heritable, transferable

and immovable property within the meaning of the law in force subject to the payments of all rents, taxes, easements, rates, dues and duties now chargeable upon the same which hereafter become payable in respect thereof to the Government of West Bengal or Howrah Municipal Corporation or any other concerned authorities and subject to the condition that the said property.

AND the Vendors do hereby covenant with the Purchaser as follows:

1. THAT the Vendor have in themselves good right full power and absolute authority to grant, convey, transfer, assign and assure the said property hereby sold, granted, conveyed, transferred, assigned, assured and expressed so to be unto and to the use of the Purchaser absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.
2. AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into, hold, occupy, possess and enjoy exclusively the said appurtenances and receive the rents, issues, incomes and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person or persons claiming under him or in trust for them or lawfully claiming any estate, right or interest whatsoever at law in the said property hereby granted, sold or expressed so to be free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Vendors and well and sufficiently saved, kept harmless and indemnified from or against all former and other estates,

titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Vendors or any other persons lawfully claiming or claiming under or in trust for the Vendors;

3. AND THAT the Vendors shall from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute all such further and other lawful acts, deeds, things, matters, conveyances, assurances in law whatsoever for the better, further and more perfectly and absolutely granting the said property hereby granted and sold unto and to the use of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required;
4. AND THAT the said property (as described in the Schedule below) are not attached to any proceedings connected with the Departments of Income Tax, Wealth Tax, Gift Tax or otherwise and no certificate has been filed in the office of the Certificate Officer under the provision of the execution of any certificate at Public Demand Recovery Act and no steps has been taken in execution of any certificate at the instance of the said Departments.
5. AND THAT the Purchaser shall be entitled to sell, transfer, mortgage, lease, assign or otherwise deal with the said property and also to amalgamate the same with other contiguous property or properties along with the right of easements hereby acquired in the manner as the Purchaser shall think fit and proper subject to the terms and conditions laid down herein without any consent or objection the Vendors.

6. AND THAT the Purchaser shall exercise all types of easements over the same.
7. AND THAT the Purchaser, by virtue of this Deed, shall have his name mutated in the records of the Howrah Municipal Corporation.

THE SCHEDULE AS REFERRED ABOVE

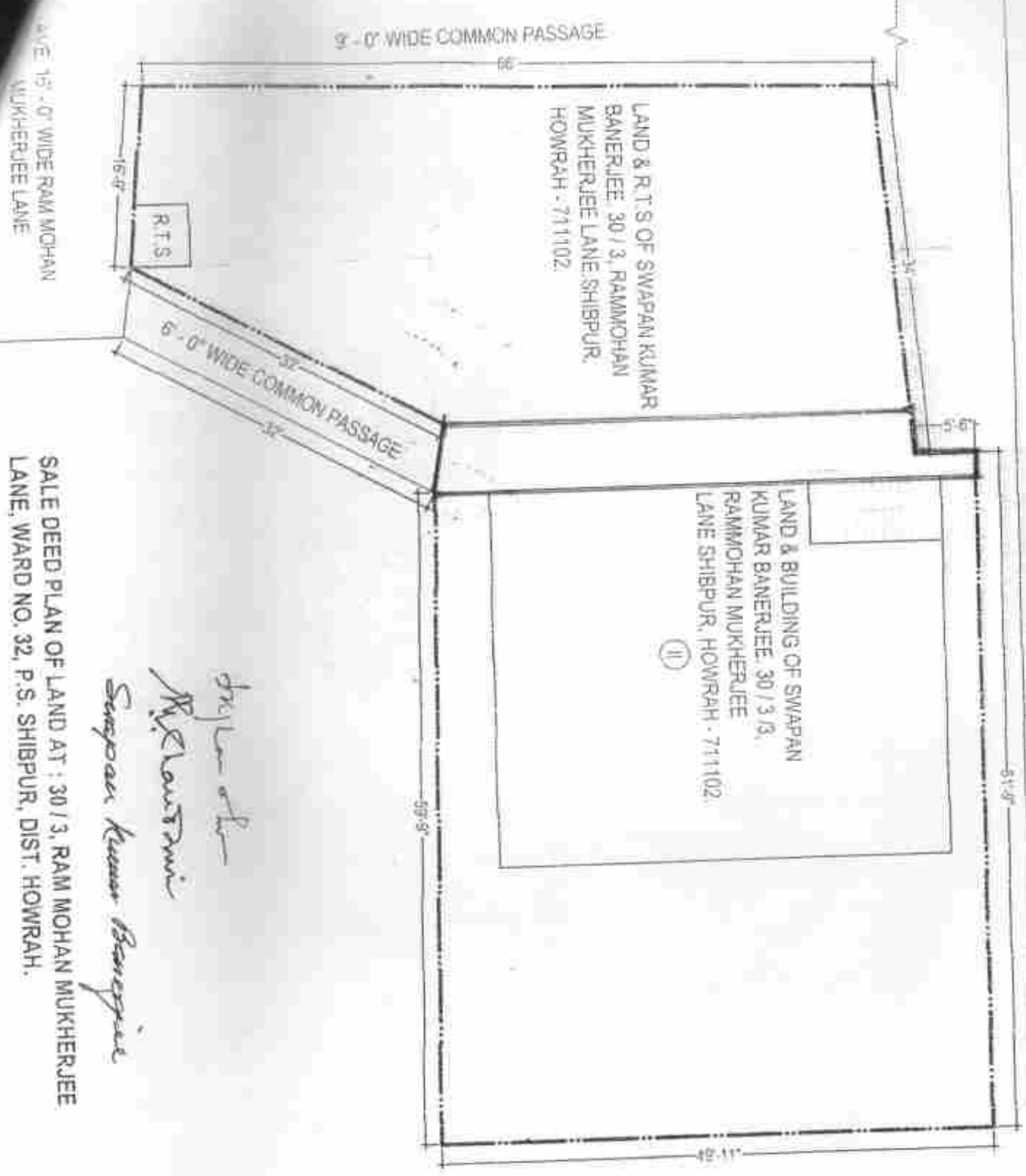
ALL THAT piece and parcel of homestead land measuring about 266 (two hundred and sixty six) square feet being used as a passage comprised within Howrah Municipal Corporation holding no. 30/3, Rammohan Mukherjee Lane, within Howrah Municipal Corporation Ward no. 32, Police Station Shibpur, District Howrah, being butted and bounded by as follows:

ON THE NORTH: Property of Swapan Kumar Banerjee at holding no. 30/3/3, Rammohan Mukherjee Lane.

ON THE SOUTH: Property of Swapan Kumar Banerjee at holding no. 30/3, Rammohan Mukherjee Lane.

ON THE EAST: Further extension of that passage connected with Rammohan Mukherjee Lane.

ON THE WEST: Boundary wall and beyond that the property of the heirs of Late Dr. Sailen Mukherjee.



AVE 15'-0" WIDE RAM MOHAN MUKHERJEE LANE

SALE DEED PLAN OF LAND AT : 30 / 3, RAM MOHAN MUKHERJEE LANE, WARD NO. 32, P.S. SHIBPUR, DIST. HOWRAH.

AREA WITHIN RED BORDER : 266 SQ.FT. SOLD BY THIS DEED.

Signature
R. K. Banerjee
 Swapna Kumar Banerjee



SCALE : 1 : 150

SERIALISED AUTHENTICATED BANK RECEIPT

No. : 008364

01

3687/11



STATE BANK OF INDIA **HOWRAH**

Branch Name : **00091**

Branch Code : _____

Date: 17 MAY 2011

Certified that a sum of

Rs. 15527/- (Rupees fifteen thousand five hundred)

and twenty seven only) has been paid towards Stamp

Duty by Sri/Smt SWAPAN KUMAR BANERJEE

residing at 58/11, RAMMOHAN MUKHERJEE ROAD, P.S. SHIBPUR
BILT - HOWRAH - 711 02

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 15527/-

SSR
Signature of authorized Officer
(S. S. Number: _____)

Signature of authorized Officer
(S. S. Number: _____)

SUBRATA SAHA
S-18766



(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

Swapan Kumar Banerjee

T.R. FROM NO. 7
(See S.R. 46)

Additional District
Sub-Registrar, Howrah

Challan for Deposit of money in the account of Government of West Bengal

Name of the Bank : State Bank of India, Howrah Branch (0091)

2. (a) Name of the Treasury :

(b) Treasury Code :

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

3. Account Code :

0	0	3	0	0	2	1	0	2	0	0	7	1	7
---	---	---	---	---	---	---	---	---	---	---	---	---	---

(14 Digits must be filled up properly)

1. Detail Part of Account :

SARMA

5. (a) Amount : R. 15527=00

(b) In words : Rupees = Fifteen thousand five hundred twenty seven only.

6. By whom tendered Name & Address : SANTIRANJAN JANA Advocates Clerk
Judges Court Howrah

7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid : SRI SWAPAN KUMAR BANERJEE,
56/11, RAMMOHAN MUKHERJEE LANE
P. S. SHIBPUR, DIST. HOWRAH, 71102,

8. (a) Particular and Authority of Deposit

(b) T.V. No. & Date of A.C. Bill :

9. Accounts Officer by whom adjustable

Accountant General (9A & E), West Bengal

Verified

Signature

Signature of Departmental / Treasury Officer

Depositor's Signature

Date :

Treasury Received Challan No.

Received payment

Bank Scroll Serial No. 155-1
HOWRAH
Signature with seal of the Bank
17 MAR 2011

Signature

Receipt by the Bank / Treasury

Dated :

In respect of Challan relating to refund of unspent amount of A.C. Bill

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. HOWRAH, District- Howrah
Signature / LTI Sheet of Serial No. 04164 / 2011, Deed No. (Book - I , 03687/2011)

Name of the person(s) admitting the Execution at Office:

Admission of Execution By	Status	Photo	Finger Print	Signature
Pratip Kumar Chaudhuri Address: 73, Baje Shibpur Road, Howrah, Subpur, District: Howrah, WEST BENGAL, India, P.O.	Self			
		08/06/2011	08/06/2011	

Name of Identifier of above Person(s)

Shanti Ranjan Jana
Howrah, District: Howrah, WEST BENGAL, India, P.O.

Signature of Identifier with Date


8/6/2011



(Rina Chaudhury)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. HOWRAH



Government Of West Bengal
Office Of the A. D. S. R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 03687 of 2011
(Serial No. 04164 of 2011)

Payment of Fees:

On 06/06/2011

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

Presented for registration at 19:40 hrs on 06/06/2011, at the Private residence by Swapan Kumar Banerjee, Claimant.

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

Execution is admitted on 06/06/2011 by

1. Pranab Kumar Chaudhuri, son of Lt Nripendra Nath Chaudhuri, Cluster-vii-14, Prubachal, Sec-iii, Salt Lake, District:-Kolkata, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
2. Swapan Kumar Banerjee, son of Lt Nanda Kumar Banerjee, 56/11, Rammohan Mukherjee Lane, Thana: Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :- By Caste Hindu, By Profession Retired Person

Identified By Shanti Ranjan Jana, son of, Howrah, District:-Howrah, WEST BENGAL, India, P.O. :-
By Caste: Hindu, By Profession: Others

(Rina Chaudhury)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/06/2011

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. 2845/-, on 08/06/2011

(Under Article A(1) = 2838/- (E = 7/- on 08/06/2011))

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.-258611/-

Certified that the required stamp duty of this document is Rs.- 15527 /- and the Stamp duty paid as: Impressed and Adhesive Rs.- 0/-

(Rina Chaudhury)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 03687 of 2011
(Serial No. 04164 of 2011)

Stamp Paid By SABR

- Rs. 15527/- is paid, by the SABR number 008364, SABR Date: 17/05/2011, Bank Name: State Bank of India, HOWRAH, received on 08/06/2011, by Sri Swapati Kumar Banerjee 56/11, Hammohan Mukherjee Lane, Shibpur, Dist- Howrah

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

Execution is admitted on 08/06/2011 by

- Pratip Kumar Chaudhuri, son of Lt Birendra Nath Chowdhury, 23, Baje Shibpur Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
Identified By Shanti Ranjan Jana, son of . . ., Howrah, District:-Howrah, WEST BENGAL, India, P.O. . . ., By Caste: Hindu, By Profession: Others

(Rina Chaudhury)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Rina Chaudhury)
ADDITIONAL DISTRICT SUB-REGISTRAR



ite of Registration under section 60 and Rule 69.


Registered in Book -1
Volume number 13
Page from 1 to 18
Serial No 03687 for the year 2011.












(Rina Chaudhury) 08-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. HOWRAH
West Bengal

Photographs and Finger Impressions

Vendor No. 1					
	Left Thumb	Left Index	Left Middle	Left Ring	Left Little
					
	Right Thumb	Right Index	Right Middle	Right Ring	Right Little
<i>Hykan o Lu</i>					

Vendor No. 2					
	Left Thumb	Left Index	Left Middle	Left Ring	Left Little
					
	Right Thumb	Right Index	Right Middle	Right Ring	Right Little
<i>Ar Chandani</i>					

Purchaser					
	Left Thumb	Left Index	Left Middle	Left Ring	Left Little
					
	Right Thumb	Right Index	Right Middle	Right Ring	Right Little
<i>Swapan Kumar Banerjee</i>					

THE MEMO OF CONSIDERATION

Paid by Purchaser to the Vendor No. 1 Rs. 70,000.00 on different dates in different denominations and paid by Purchaser to the Vendor No. 2 Rs. 70,000.00 on different dates in different denominations.

IN WITNESS WHEREOF the Vendors have subscribed to this Deed by putting their signatures in presence of the Witnesses named on the date, month and year first written above.

Signed, sealed and delivered in

presence of the following WITNESSES:

1. *Santosh Ranjan Dasgupta*
Advocates Clerk,
Howrah Civil Court.
2. *Ajana Chandrani*
Cluster VII / House No. 14
Parabackal, Sector 3
Salt Lake
700091

Santosh Ranjan Dasgupta

M. Chandrani

VENDORS

Suspan Kumar Banerjee
PURCHASER.

Drafted by me.

Prasenjit Dasgupta
Advocate.

Judge's Court, Howrah

Typed and printed by me: *P. Dasgupta.*



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 531854

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part at this documents.

District Sub-Register
Howrah

07.12.15

07 DEC 2015

DEED OF CONVEYANCE

POLICE STATION - SHIBPUR,

DISTRICT-HOWRAH

PROPERTY VALUED AT RS. 60,00,000/-

THIS DEED OF CONVEYANCE is made on this 7th day of December, 2015 (Two Thousand Fifteen)

* **BETWEEN** *

Contd...

SRI DEBABRATA BHATTACHARJI (PAN-ADXPB9795K), son of Late Girijakanta Bhattacharji, by faith Hindu, by Nationality Indian, by occupation Retired, residing at 30/3/1, Ram Mohan Mukherjee Lane, Post Office and Police Station-Shibpur, District-Howrah-711102, hereinafter referred to as the VENDOR (Which expression unless excluded by or repugnant to the context shall mean and include all his heirs, legal representatives, successors, executors, administrators and assignors) of the ONE PART.

AND

SRI SWAPAN KUMAR BANERJEE (PAN-ADWPB8927G), son of Late Nanda Kumar Banerjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at 56/11, Ram Mohan Mukherjee Lane, P.O. and P.S. Shibpur, District-Howrah-711102, hereinafter referred to as the PURCHASER (Which expression unless excluded by or repugnant to the context shall mean and include all his heirs, legal representatives, successors, executors, administrators and assignees) of the SECOND PART.

Contd....

WHEREAS ALL THAT piece and parcel of Bastu Land measuring more or less 02 Cottahs 06 Chittaks 41 Square Feet together with pucca two storied residential building standing thereon measuring more or less 876 Square Feet in the Ground Floor and 756 Square Feet in the First Floor i.e. in all 1632 Square Feet comprised in Howrah Municipal Corporation holding No. 30/3/1, Ram Mohan Mukherjee Lane, Police Station-Shibpur, District-Howrah, within the ambit of Howrah Municipal Corporation Ward No. 32, together with right over the common passage attached thereto and all sorts of other easement rights attached thereto, within the jurisdiction of District Registrar and Additional District Sub-Registrar at Howrah, which is morefully and particularly described in the Schedule hereunder written and shown in the annexed sketch map is hereinafter referred to as the subject matter of this Deed and hereinafter called and referred to as the "Said Property";

AND WHEREAS the above mentioned property belonged to Sri Birendra Nath Chowdhury and Sri Pranab Kumar Chowdhury who while seized and possessed in the said property sold, conveyed and transferred the said property in favour of The Shibpur Co-Operative Housing Society Limited by virtue of a registered Bengali Kobala (Deed of Sale written in Bengali language) dated 26th September, 1979 which was registered in the Office

Contd....

of Sadar Joint Sub-Registrar at Howrah and recorded in Book No. I, Volume No. 38, Pages from 57 to 62, Being No. 1633 for the year 1979 and give possession of the said property to the Shibpur Co-Operative Housing Society Limited;

AND WHEREAS by virtue of the aforesaid Deed of Sale the said Shibpur Co-Operative Housing Society Limited became the absolute Owner and Occupier of the Schedule mentioned property and the said Society while seized and possessed in the said property sold, conveyed and transferred the Schedule mentioned property in favour of SRI DEBABRATA BHATTACHARJI, the present Vendor herein by virtue of a registered Bengali Kobala (Deed of Sale written in Bengali language) dated 18.02.1980 which was registered in the Office of Sadar Joint Sub-Registrar at Howrah and recorded in Book No. I, Volume No. 8, Pages 278 to 282, Being No. 239 for the year 1980 and also gave possession of the Schedule mentioned property to the Vendor herein;

AND WHEREAS by virtue of the aforesaid Deed of Sale the above named Vendor herein has become the absolute Owner and occupier in respect of the aforesaid property and he has mutated his name in the records of Howrah Municipal Corporation as well as B.L. and L.R.O. Office and after mutation the holding number has been renumbered as 30/3/1, Ram

Contd....

Mohan Mukherjee Lane, Police Station-Shibpur, District-Howrah and since then he has been enjoying and possessing the same in khas peacefully and uninterruptedly till date and the Schedule mentioned property remains free from all encumbrances;

AND WHEREAS the Vendor herein is thus seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu Land measuring more or less 02 Cottahs 06 Chittaks 41 Square Feet together with pucca two storied residential building standing thereon measuring more or less 876 Square Feet in the Ground Floor and 756 Square Feet in the First Floor i.e. in all 1632 Square Feet comprised in Howrah Municipal Corporation holding No. 30/3/1, Ram Mohan Mukherjee Lane, Police Station-Shibpur, District-Howrah, within the ambit of Howrah Municipal Corporation Ward No. 32, together with right over the common passage attached thereto and all sorts of other easement rights attached thereto, within the jurisdiction of District Registrar and Additional District Sub-Registrar at Howrah as mentioned in the Schedule hereunder written is hereinafter referred to as the "PROPERTY" under "TRANSFER";

Contd....

AND WHEREAS the Vendor herein being in urgent need of money declared to sell the Schedule mentioned property at a consideration amount of **Rs. 60,00,000/- (Rupees Sixty Lakhs)** only to which the Purchaser has agreed to purchase the same and hence this Deed;

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

- A. That in consideration of payment of a sum of **Rs. 60,00,000/- (Rupees Sixty Lakhs)** only paid this day by the Purchaser to the Vendor as mentioned in the Memo of Consideration hereunder written, the receipt whereof Vendor **DOTH HEREBY** admit, acknowledge and discharge the Purchaser from making payment of any further sum whatsoever, the Vendor **DOTH HEREBY** transfer convey and assign by way of sale unto the Purchaser **ALL THAT** piece and parcel of Bastu Land measuring more or less 02 Cottahs 06 Chittaks 41 Square Feet together with pucca two storied residential building standing thereon measuring more or less 876 Square Feet in the Ground Floor and 756 Square Feet in the First Floor i.e. in all 1632 Square Feet comprised in Howrah Municipal Corporation holding No. 30/3/1, Ram Mohan Mukherjee Lane, Police Station-Shibpur, District-Howrah, within the ambit of Howrah Municipal Corporation Ward No. 32,

Contd....

together with right over the common passage attached thereto and all sorts of other easement rights attached thereto, within the jurisdiction of District Registrar and Additional District Sub-Registrar at Howrah unto the Purchaser **AND TO HAVE AND TO HOLD** the same absolutely and forever.

- B. That said title, interest, claim, demand whatsoever of the Vendor unto or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to use by the Purchaser including his heirs, executors, administrators, assignees absolutely and forever **TOGETHER WITH** all title, deeds, things, writings and other evidences of title and the Vendor **DOTH HEREBY** covenant with the Purchaser and assign that notwithstanding any acts, deeds, and things hereto before done, executed and knowingly suffered to the contrary, the Vendor is now fully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and the Vendor has full power, control and authority to sell the schedule mentioned property and the Purchaser shall henceforth peaceably and quietly hold, possess, enjoy the said property in khas without claim or demand

Contd....

whatsoever from the Vendor or any person claiming through or under him;

THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :

1. That the Vendor has subsisting, absolute and unfettered perfect right to sell the schedule mentioned property having no other Co-owners and Co-sharers.
2. That the property hereby sold is free from all encumbrances.
3. That the property hereby sold is not attached with any decree by the Court, nor the said property is Debattar one.
4. That the Vendor hereby declares that he has not entered into any agreement for sale with any other person/persons, organization nor with anybody in connection with the said property, nor the Vendor has mortgaged the said property with any Bank or any Financial Institution and nor the property has been encumbered in any way and the same is not also attached with any scheme of Government /Improvement Authority nor the property is acquired under

Contd....

the Land Acquisition Act, and there is no legal impediment or otherwise as a reason of which the Vendor is prevented for selling the Schedule mentioned property and the said property remains free from all encumbrances.

5. That the Vendor shall indemnify the Purchaser against all claims, liens, lispendences, attachment in the event of any defect of the Vendor's marketable title or if the Purchaser's perfect title and peaceful possession be disturbed by any person/persons claiming through or under the Vendor or his heirs in any manner, then the Vendor shall be bound to compensate the Purchaser against all loss and the Vendor shall remove all and every obstructions at his own cost and expenses.
6. That the Purchaser shall have every right to mutate his name before Settlement Department and Howrah Municipal Corporation etc. and to pay revenues and taxes thereof in his own name before all competent authorities and the Vendor further agrees to Co-operate with the Purchaser for all time for the purpose of mutation.

Contd....

7. That the Purchaser is entitled to develop the Schedule mentioned property according to his own liking and the Purchaser shall use, enjoy and peaceably and quietly possess the Schedule mentioned property including his heirs, legal representatives, successors, and assignees having absolute perfect transferable right like sale, gift, mortgage etc.
8. That the Vendor hereby undertakes to execute and register any further Deed in future like Deed of Rectification or Deed of Declaration for more and further clear title and also better enjoyment of the Purchaser, in case of necessity, at the request and cost and expenses of the Purchaser.
9. That the Purchaser is entitled to use, occupy and enjoy all easements, appurtenances, hereditaments, messuages, advantages, benefits, privileges appertaining to and arising out of the property hereby sold along with all advantages of path, pathways, passage and also entitled to install electricity, telephone and water connection underneath the common passage appertaining to the property hereby sold to the Purchaser by the Vendor and the Purchaser is also entitled to construct and renovate the schedule mentioned property and

Contd....

the Purchaser shall and may at all times, hereinafter peaceably and quietly possess and enjoy the said plot of land with said description in full and receive rent, issues and profits thereof without any lawful eviction, introduction claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of her predecessors-in-interest.

10. That the Vendor hereby delivers khas possession of the property hereby sold to the Purchaser.
11. That the property hereby sold is shown in the annexed sketch map by the border line with colour RED and the plan is to be treated as part of this Deed.
12. That the Vendor hereby executes this Deed of Conveyance in favour of the Purchaser after realising the meaning of this Deed at his free will and consent, while physically fit and mentally alert.

Contd....

SCHEDULE OF PROPERTY HEREBY SOLD

ALL THAT piece and parcel of Bastu Land measuring more or less 02 Cottahs 06 Chittaks 41 Square Feet together with pucca two storied residential building standing thereon measuring more or less 876 Square Feet in the Ground Floor and 756 Square Feet in the First Floor i.e. in all 1632 Square Feet comprised in Howrah Municipal Corporation holding No. 30/3/1, Ram Mohan Mukherjee Lane, Police Station-Shibpur, District-Howrah, within the ambit of Howrah Municipal Corporation Ward No. 32, together with right over the common passage attached thereto and all sorts of other easement rights attached thereto, within the jurisdiction of District Registrar and Additional District Sub-Registrar at Howrah, which is butted and bounded as follows:-

ON THE NORTH : Common Passage thereafter common

drain and thereafter Property of Sri Brij Bhushan Ram.

ON THE SOUTH : Common Passage.

ON THE EAST : Common Passage and thereafter Property

of Satish Chandra Banerjee

ON THE WEST : Property of Swapan Kumar Banerjee.

Contd....

IN WITNESS WHEREOF the Parties hereby hereto put their respective signature on this Deed of Conveyance on this day, month and year above written.

WITNESSES

1. Sandip Mondy
Howrah

2. Dipoli Banerjee
Sb/11, Ramnoken
Mukherjee Lane, Shibpur
Howrah. F/11102.

Dehabata Basanta Roy

SIGNATURE OF THE VENDOR

Snapan Kumar Banerjee

SIGNATURE OF THE PURCHASER

Drafted by me:

Sandip Joti Mukherjee.

Advocate
Howrah Judges' Court
Enrolment No.F/1112/722 of 2012

Computerized by

Timir Das

Howrah Judges' Court

Contd....

MEMO OF CONSIDERATION

RECEIVED a consideration sum of Rs. 60,00,000/- (Rupees Sixty Lakhs) only from the Purchaser herein in the manner as follows :-

<u>Date</u>	<u>Particulars</u>	<u>Bank</u>	<u>Amount</u>
21.09.2015	Ch. No. 128251	Bank of India	Rs. 1,00,000/-
05.12.2015	Banker's Ch. No. 019557	Bank of India	Rs.30,00,000/-
05.12.2015	Banker's Ch. No. 019558	Bank of India	Rs.29,00,000/-

Rs.60,00,000/-

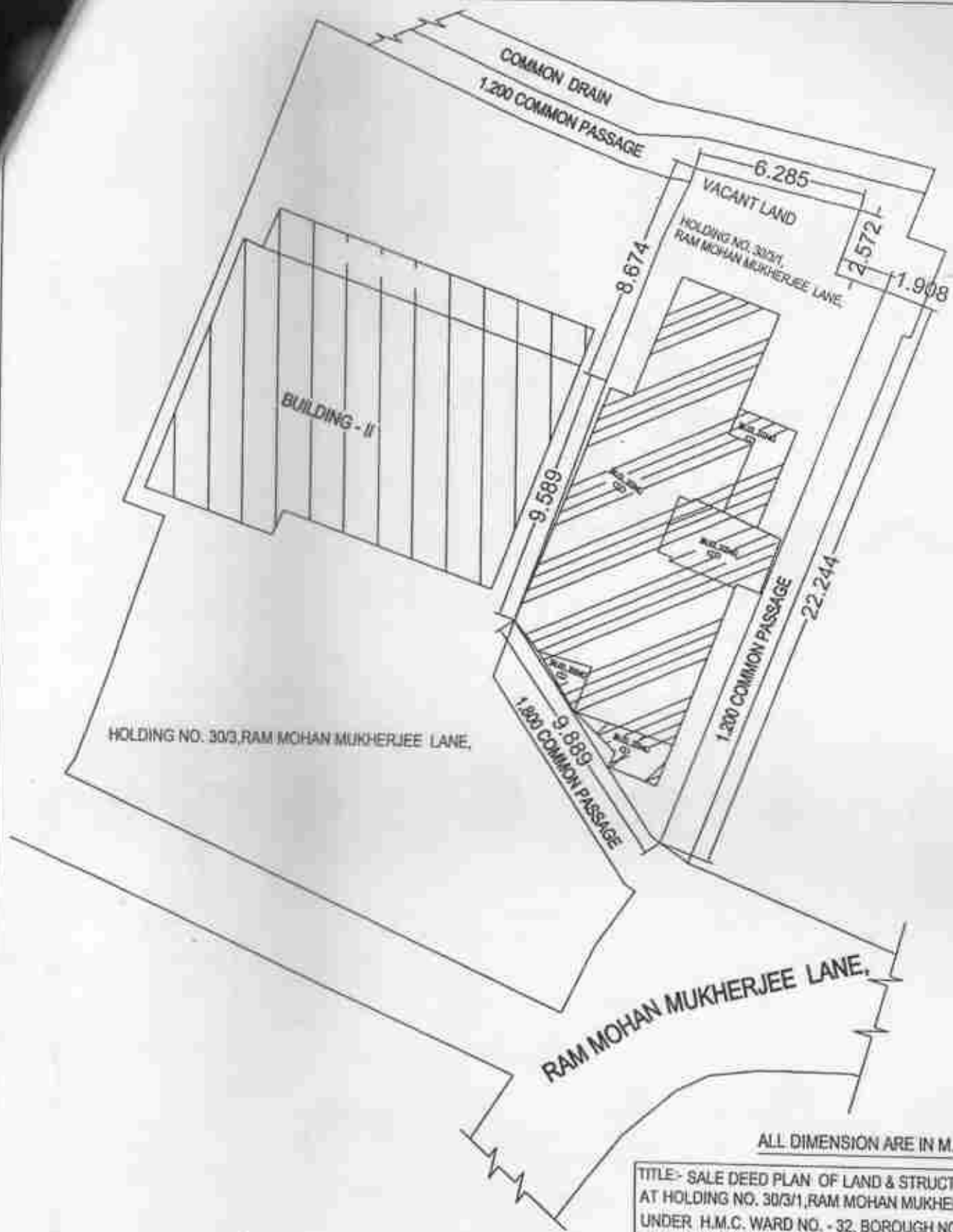
WITNESSES

1. Santipriya
Hawaldar

2. Smt. Banjira
66/15, Rammohun
Mukherjee Lane,
Shibpur, Howrah-71102

Debabrata Bhattacharya

SIGNATURE OF THE VENDOR



Debabrata Ashwin Das
SIGNATURE OF VENDOR

Sudipan Kumar Bhunia
SIGNATURE OF PURCHASER

ALL DIMENSION ARE IN M.
TITLE- SALE DEED PLAN OF LAND & STRUCTURE,
AT HOLDING NO. 30/3/1, RAM MOHAN MUKHERJEE LA
UNDER H.M.C. WARD NO. - 32, BOROUGH NO.- 5,
P.S. - SHIBPUR, DISTRICT - HOWRAH. PIN. - 711102.
AREA OF LAND - 2 KATHA, 6 CHHATAK, 41 SQ. FT.
SALE AREA SHOWN IN PLAN BY RED LINE.
GROUND FLOOR COVERED AREA - 876.00 SQ. FT.
FIRST FLOOR COVERED AREA - 758.00 SQ. FT.

SCALE:- 1 : 200 SURVEYED BY *Pradip Pramanick*
Pradip Pramanick

Name & Signature of
Applicants



Debabrata Bhowmik

Little

Ring

Middle
(Right Hand)

Fore

Thumb



Little

Ring

Middle
(Left Hand)

Fore

Thumb



Signature of

Little

Ring

Middle
(Right Hand)

Fore

Thumb



Sudip Kumar Bhowmik



Little

Ring

Middle
(Left Hand)




Fore




Thumb





Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr SWAPAN KUMAR BANERJEE Son of Late NANDA KUMAR BANERJEE 56/11, RAM MOHON MUKHERJEE LANE, P.O:- HOWRAH, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102</p>	 07/12/2015 11:00:08 AM	 LTI 07/12/2015 11:00:19 AM
		 07/12/2015 11:00:42 AM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr DEBABRATA BHATTACHARJI Son of Late GIRIJAKANTA BHATTACHARJI 30/3/1, RAM MOHAN MUKHERJEE LANE, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADXPB9795K.; Status : Individual; Date of Execution : 07/12/2015; Date of Admission : 07/12/2015; Place of Admission of Execution : Office</p>	 07/12/2015 11:00:51 AM	 LTI 07/12/2015 11:01:02 AM
		 07/12/2015 11:01:21 AM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr SWAPAN KUMAR BANERJEE Son of Late NANDA KUMAR BANERJEE 56/11, RAM MOHON MUKHERJEE LANE, P.O:- HOWRAH, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADWPB8927G,, Status : Individual; Date of Execution : 07/12/2015; Date of Admission : 07/12/2015; Place of Admission of Execution : Office</p>	 07/12/2015 11:00:08 AM	 LTI 07/12/2015 11:00:19 AM
	<p align="center"><i>Swapan Kumar Banerjee</i> 07/12/2015 11:00:42 AM</p>		

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Sandip Nandi Son of Mr S NANDI HOWRAH, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,</p>	<p>Mr DEBABRATA BHATTACHARJI, Mr SWAPAN KUMAR BANERJEE</p>	<p><i>Sandip Nandi</i> 07/12/2015 11:02:07 AM</p>

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Detail
L1	<p>District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Ram Mohan Mukherjee Lane, , Premises No. 30/3/1, Ward No: 32</p>		<p>2 Katha 6 Chatak 41 Sq Ft</p>	46,00,000/-	46,00,000/-	<p>Proposed Use: Bastu, Property is o Road</p>

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	876 Sq Ft.	0/-		Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	756 Sq Ft.	0/-		Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	1632 Sq Ft.	14,00,000/-	14,00,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	S MUKHERJEE
Address	Thana : Howrah, District : Howrah, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. HOWRAH, District: Howrah

Endorsement For Deed Number : I - 050111071 / 2015

Query No/Year 05010001033619/2015 Serial no/Year 0501011976 / 2015
Deed No/Year I - 050111071 / 2015
Transaction [0101] Sale, Sale Document
Name of Presentant Mr SWAPAN KUMAR BANERJEE Presented At Office
Date of Execution 07-12-2015 Date of Presentation 07-12-2015

Remarks

On 07/12/2015

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 of Indian Stamp Act 1899.

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

Presented for registration at 10:54 hrs on : 07/12/2015, at the Office of the D.S.R. HOWRAH by Mr SWAPAN KUMAR BANERJEE ,Claimant.

Certificate of Market Value(WB PDVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,00,000/-

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

Execution is admitted on 07/12/2015 by

Mr DEBABRATA BHATTACHARJI, Son of Late GIRIJAKANTA BHATTACHARJI, 30/3/1, RAM MOHAN MUKHERJEE LANE, P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Service

Identified by Mr Sandip Nandi, Son of Mr S NANDI, HOWRAH, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 07/12/2015 by

Mr SWAPAN KUMAR BANERJEE, Son of Late NANDA KUMAR BANERJEE, 56/11, RAM MOHAN MUKHERJEE LANE, P.O: HOWRAH, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Business

Identified by Mr Sandip Nandi, Son of Mr S NANDI, HOWRAH, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 66,028/- (A(1) = Rs 65,989/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 66,028/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,20,010/- and Stamp Duty paid by Draft Rs 4,20,000/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on impressed type of Stamp, Serial no 948, Purchased on 04/12/2015, Vendor named S Banerjee.

Description of Draft

1. Rs 4,20,000/- is paid, by the Draft(other) No: 000428527571, Date: 04/12/2015, Bank: STATE BANK OF INDIA (SBI), SIBPUR.



(Sati Prosad Bandopadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0501-2015, Page from 145843 to 145866
being No 050111071 for the year 2015.



Sati Prosad Bandopadhyay

Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2015.12.07 12:52:56 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 07-12-2015 12:52:56
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)

2033

(1940)

(2)

9



Handwritten notes on the left side of the stamp, including 'No 66792' and '1/10/40'.

03DD 077480

Administrative notes and stamps:

Admin. under Rule 11 of the

Stamp Act, 1899 and who under

of the Howard Improvement

Act, 1936

Serial No 23+5(d)

Stamp duty under I.S. Act

Stamp duty under H.I. Act

B.C. No

No. 10

Handwritten calculations:

A = 5489.00

E = 7.00

5496.00

Additional District Registrar, Howrah

Handwritten notes on the bottom left:

632,000

63210

50000

13200

13200

28/4/04

DEED OF SALE

Police Station: Shibpur

Consideration: Rs. 500,000.00

Signature and name of the collector:

Collector of Shibpur

4/5/04

THIS DEED OF SALE made on this the 16th day of April

2004

Deficit 'A' Fees

Rs. 1452/-

Additional District Registrar, Howrah

4.5.04

No. 43468
 Sold to Swapan Kumar Banerjee
 of 58/11, Ram Mohan Mukherjee
 Shilpa, Kanch 711017



Kolkata Collectorate
 Treasury.

Dated 9/2/2009

Rs 50,000/-
 10/-

Received by Registration
 11-02-09 16/02/09
 Paid by 16/02/09
 21 G. H. S. Registry, Registrar, Howrah
 by Sandip Mukherjee
 Name of the associate/deliverer

Sandip Mukherjee

Additional Director
 Sub-Registrar, Howrah
 16.04.2009

Sandip Mukherjee
 Sp. to Chittaranjan Mukherjee
 23 Ram Mohan Mukherjee Lane
 Shilpa, Howrah
 Hind. Busin.
 as constituted attorney for
 Prateep Kr. Chaudhuri

Sandip Mukherjee as Constituted
 Delany of the Prateep Kumar Chaudhuri

I. I. CONTAINED WITH
 A. D. R. Howrah

Santi Ranjan Jana

Santi Ranjan Jana
 Adv. Clerk
 How Court

Additional Director
 Sub-Registrar, Howrah
 16.4.09



0300 077481

2

BETWEEN

SRI PRATIP KUMAR CHAUDHURI, son of Late Dr. Birendra Nath Chowdhury, residing at 23, Baje Shibpur Road, Police Station Shibpur, District Howrah 711102, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrator, assigns, legal representatives etc.) represented by his Constituted Attorney **SRI SANDIP MUKHERJEE**, son of Late Chittaranjan Mukherjee, by religion Hindu, by occupation Business, residing at 3, Ram Mohan Mukherjee Lane, Police Station Shibpur, District Howrah, of the **ONE PART**













3












AND

SRI SWAPAN KUMAR BANERJEE, son of Late Nanda Kumar Banerjee, by faith Hindu, by occupation Retired, residing at 58/11, Rammohan Mukherjee Lane, Police Station Shibpur, District Howrah 711102, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrators, assigns, legal representatives etc.) of the **OTHER PART;**

Photograph and Finger Impressions of the Representative of the Vendor

 Sandip Kulkarni Sandip Kulkarni	Left Thumb	Left Index	Left Middle	Left Ring	Left Little
	Right Thumb	Right Index	Right Middle	Right Ring	Right Little
					
					

Photograph and Finger Impressions of the Purchaser

 Swapna Kulkarni Swapna Kulkarni	Left Thumb	Left Index	Left Middle	Left Ring	Left Little
	Right Thumb	Right Index	Right Middle	Right Ring	Right Little
					
					

WHEREAS all that piece and parcel of homestead land with structure, comprised within Howrah Municipal Corporation holding no. 30/3, Rammohan Mukherjee Lane, within Howrah Municipal Corporation Ward no. 32, Police Station Shibpur, District Howrah, originally belonged to one Smt. Santi Chowdhuri, wife of Late Dr. Birendranath Chowdhury, who purchased the same its erstwhile owners Sri Debabrata Basu and Sri Satyabrata Basu by virtue of a Deed of Sale dated 7th June 1951, registered in the office of the Sub Registrar, Howrah, in Book No. I, Volume 43, Pages 1 to 8, Being No. 2156 for the year 1951;

AND WHEREAS while possessing the said property, the said Santi Chaudhuri relinquished all her rights, titles, interest and possession in the said property in favour of her husband Birendranath Chowdhuri and husband's nephew Pranab Kumar Chowdhury for the reason that the said property was purchased in her *Benam* with the finance made by those two persons;

AND WHEREAS the said Deed of Relinquishment was registered in the office of the Sub Registrar, Howrah, in Book No. I, Volume 41, Pages 22 to 23, Being No. 2341 for the year 1955;

AND WHEREAS while seized and possessed of the said property they, i.e. Birendranath Chowdhuri and Pranab Kumar Chowdhury after having their names mutated in the records of the then Howrah Municipality, gave away a part of the said property being 2 (two) katha, 11 (eleven) chhataks and 21 (twenty one) square feet of land with R.T. shed structure to the present Vendor, being their son and

cousin respectively, vide the Deed of Gift dated 2nd March 1983, registered in the office of the Sadar Joint Sub Registrar, Howrah, in Book I, Volume 9, Pages 108 to 113, Being No. 357 for the year 1983.

AND WHEREAS in the year 1988 the said Birendranath Chowdhuri and his nephew Pranab Kumar Chowdhury had sold away another part of the property measuring 2 kathas, 6 chhataks and 41 square feet comprised in that holding to one Debkumar Bhattacharya;

AND WHEREAS the remaining part of the said property remained in possession of the said Birendranath Chowdhury and his nephew Pranab Kumar Chaudhuri and on the demise of the said Birendranath Chowdhury, the present Vendor and his other co-sharers inherited the share of the said Birendranath Chowdhury in that part along with other properties left by him.

AND WHEREAS thereafter the present Vendor, the said Pranab Kumar Chowdhury and others executed a Deed of Partition on 14th February 1996 and that Deed was registered in the office of the Additional District Sub Registrar, Howrah.

AND WHEREAS that by virtue of that Partition the said Pranab Kumar Chowdhury obtained the remaining part of the property comprised in that holding and on that date the present Vendor sold away a part measuring about 14 (fourteen) chhataks and 30 (thirty)

square feet out of the property earlier gifted to him to the said Pranab Kumar Chowdhury;

AND WHEREAS thus the present Vendor remained in possession of land measuring about 1 (one) katha 12 (twelve) chhataks and 36 (thirty six) square feet with a R.T. shed room standing on it i.e. the property described in the Schedule below and the said Pranab Kumar Chowdhury became the remaining part of the holding ;

AND WHEREAS thereafter the said Pranab Kumar Chowdhury sold away the entire property under his ownership to the present Purchaser vied a Deed of Sale dated 8th July 1997, registered in the office of the Additional District Sub Registrar, Howrah, in Book No. I, Volume 79, Pages 375 to 383, Being No. 3674 for the year 1997;

AND WHEREAS since then the Vendor is possessing the said property, described in the Schedule below being its owner and occupier;

AND WHEREAS now the Vendor being in need of money proposed to sell and the Purchaser proposed to purchase the property being land measuring about 1 (one) katha 12 (twelve) chhataks and 36 (thirty six) square feet with a R. T. shed room standing thereon described in the Schedule below and shown within Red colour in the plan annexed to and forming material part of this Deed at a consideration of **Rs. 500,000.00 (Rupees five lakhs only)** and the Vendor considering the said consideration to be the highest marketable price for the property agreed to sell the said property

along with rights to common passages and easements appurtenant to the said property to the Purchaser at that price;

AND WHEREAS the Vendor has received the total amount of consideration i.e. **Rs. 500,000.00 (Rupees five lakhs only)** as per the Memo of Consideration below;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal agreement between the parties and in consideration of **Rs. 500,000.00 (Rupees five lakhs only)** paid by the Purchaser to the Vendor (the receipt of which the Vendor hereby acknowledges) as per the **Memo of Consideration** below, the Vendor does hereby grant, convey and transfer by way of sale, unto the Purchaser forever all that the said property described in the Schedule below and shown fully in the plan annexed, being delineated in colour **RED** therein, together with common facilities appurtenant to the said property and common passages and easements to the said piece of land;

AND TOGETHER with all appurtenances belonging to or in any way appertaining to or with the same or any part thereof usually held, occupied, enjoyed or reputed or known as part or member thereof or be appurtenant thereto along with all the estate, right, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever of the Vendor into and out of and upon the said property or any part thereof **TO HAVE AND TO HOLD** the said property hereby granted and sold or intended so to be with their and every of their rights, members and appurtenances unto and to the

use and benefit of the Purchaser for ever to be held as heritable, transferable and immovable property within the meaning of the law in force for the time being subject to the payments of all rents, taxes, easements, rates, dues and duties now chargeable upon the same which hereafter become payable in respect thereof to the Government of West Bengal or Howrah Municipal Corporation or any other concerned authorities and subject to the condition that the said property.

AND the Vendor does hereby covenant with the **Purchaser** as follows:

1. THAT the Vendor has in himself good right full power and absolute authority to grant, convey, transfer, assign and assure the said property hereby sold, granted, conveyed, transferred, assigned, assured and expressed so to be unto and to the use of the Purchaser absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.
2. AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into, hold, occupy, possess and enjoy exclusively the said appurtenances and receive the rents, issues, incomes and profits thereof and every part

thereof for their own use and benefit without any suit, lawful eviction, interruption and claim and demand whatsoever from or by the Vendor or any person or persons claiming under him or in trust for them or lawfully claiming any estate, right or interest whatsoever at law in the said property hereby granted, sold or expressed so to be free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, kept harmless and indemnified from or against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Vendor or any other persons lawfully claiming or claiming under or in trust for the Vendor;

3. AND THAT the Vendor shall from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute all such further and other lawful acts, deeds, things, matters, conveyances, assurances in law whatsoever for the better, further and more perfectly and absolutely granting the said property hereby granted and sold unto and to the use of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required;
4. AND THAT the said property (as described in the Schedule below) are not attached to any proceedings connected with the Departments of Income Tax, Wealth Tax, Gift Tax or otherwise and no certificate has been filed in the office of the Certificate Officer under the provision of the execution of any

certificate at Public Demand Recovery Act and no steps has been taken in execution of any certificate at the instance of the said Departments.

5. AND THAT the Purchaser shall be entitled to sell, transfer, mortgage, lease, assign or otherwise deal with the said property along with the right of common passages and easements hereby acquired in the manner as the Purchaser shall think fit and proper subject to the terms and conditions laid down herein without any consent or objection the Vendor.
6. AND THAT the Vendor herewith hands over to the Purchaser all the Deeds and writings in respect of the title of the property described in the Schedule here under.
7. AND THAT the Purchaser shall have right to use and enjoy the entire common passages on the northern and southern sides of the said property and shall exercise all types of easements over the same on becoming the owner of such passage in proportionate share.
8. AND THAT the Purchaser, by virtue of this Deed, shall have his name mutated in the records of the Howrah Municipal Corporation.

THE SCHEDULE AS REFERRED ABOVE

ALL THAT piece and parcel of homestead land measuring about 1 (one) katha 12 (twelve) chhataks and 36 (thirty six) square feet with a R. T. shed room comprised within Howrah municipal Corporation holding no. 30/3, Rammohan Mukherjee Lane, within Howrah Municipal Corporation Ward no. 32, Police Station Shibpur, District Howrah, being butted and bounded by as follows:

ON THE NORTH: Property of Swapan Kumar Banerjee and Common Passage.

ON THE SOUTH: Common Passage.

ON THE EAST: Rammohan Mukherjee Lane.

ON THE WEST: Property of Dr. S. Mukherjee.

THE MEMO OF CONSIDERATION

Paid on this day to Vendor through his Constituted Attorney a sum of Rs. 500,000.00 (Rupees five lakhs only) by Pay Order No.

008540 dated 16th April 2004, issued by Bank of India, Shibpur Branch, Howrah 711102..

DATED THIS

DAY OF JULY 1997

BETWEEN

DR. PRANAB KUMAR CHAUDHURI

AND

SRI SWAPAN KUMAR BANERJEE

DEED OF SALE

Prasenjit Dasgupta
Advocate
Howrah Judges Court

IN WITNESS WHEREOF the Vendor have subscribed to this Deed by putting his signature through his lawful attorney in presence of the Witnesses named on the date, month and year first written above.

Signed, sealed and delivered in presence of the following **WITNESSES**:

1. *Saant. Ranjan Garna.*
Advocate Clerk
Howrah Civil Court.

Sandip Hekherjee As Constituted Attorney
of Sri Pratip Kumar Choudhury

2. *Bidnuraj Gopi*
Advocate Clerk
Howrah Court.

VENDOR

Drafted by me.

Prasenjit Dasgupta
 Advocate.

Judge's Court, Howrah

Typed and printed by me: *P. Dasgupta.*



HOWRAH MUNICIPAL CORPORATION

HOWRAH MUNICIPAL CORPORATION

File No. 3
Rs. 40/-

Assessment Book-Lands & Building (From qtr. 20 to qtr. 20)

Circle No. 2 Ward No. 2 Name of Street/Block/Plot No. Howrah Municipal Corporation

No. per Assessment Book	Particulars	Area	Description of Property	Name of Occupier	Area of Plot			Date from which assessment will be made	Date from which assessment will be made	Rate per sq. ft.	No. of plots	Total area	Remarks
					Plot	Sub-plot	Other						
13	3640	65125	3 lots, 1st lot, 2nd lot, 3rd lot	Shankar Chandra	1	1	1	1	1	1	1	1	10
		273.00	1 lot, 1st lot, 2nd lot	Shankar Chandra									
		5.28	1 lot, 1st lot, 2nd lot	Shankar Chandra									
		275.38	1 lot, 1st lot, 2nd lot	Shankar Chandra									
		15.65	1 lot, 1st lot, 2nd lot	Shankar Chandra									
		267.63	1 lot, 1st lot, 2nd lot	Shankar Chandra									

Certified to be true copy of the Original

TRUE COPY
Record Keeper
HOWRAH MUNICIPAL CORPORATION

Prepared by: [Signature]
HOWRAH MUNICIPAL CORPORATION

14-11-1975

4485

I 3674

(1) ✓



Handwritten notes on the left margin, possibly including '4485'.

0000 026393

Stamp duty under the Indian Stamp Act, 1899 and also under section 11 of the Reserve Bank Act, 1934

Schedule I, A. No. 23-16
 Stamp duty under I. A. Act. 3512.00
 Stamp duty under S.A. Act. 22040

Total 25552.00

Handwritten calculations:
 11661.00
 27.00
 11688.00

Signature of the Sub-Registrar, Howrah.

DEED OF SALE

POLICE STATION : SHIBPUR

CONSIDERATION : Rs. 490,000/-

THIS DEED OF SALE made on this the 8th day of July 1997.

Handwritten notes and signatures at the bottom left, including a signature that appears to be 'S. S. ...'.

7276-80
 of 5614
 Total Value \$ 4260
 Signature: [Handwritten Signature]

Ruman Bunge
 Roken Mukherjee
 Lora, Sigan



Presented for Registration
 at the Registrar General's Office
 by K. Ramabhai Choudhary

[Handwritten signature]

[Handwritten signature]
 Additional Registrar, General

[Faded handwritten text, possibly a list of items or a description of the property being registered.]

[Handwritten signature]

I.I. DISPEND WITH

[Handwritten signature]
 Additional Registrar, General

[Faded handwritten text, possibly a list of items or a description of the property being registered.]

Sant. Raojani jama.

[Handwritten signature]
 Additional Registrar, General



00BB 029628

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BETWEEN

DR. PRAMAB KUMAR CHAUDHURI, son of Late Nripendranath Chaudhuri, by occupation Retired, residing at Cluster VII-14, Sector - III, Salt Lake City, Calcutta-700091, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context include

3....



11 3 11

his heirs, executors, assigns, administrators etc.)
of the ONE PART

A N D

SRI SWAPAN KUMAR BANERJEE son of Sri Nanda Kumar
Banerjee by faith Hindu, by occupation Service,

4.....



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residing at 56/11, Rammohan Mukherjee Lane, P.S.
 Shibpur, District-Howrah, hereinafter called the
 PURCHASER (which expression shall unless excluded
 by or repugnant to the context include his heirs,
 executors, administrators, assigns etc.) of the
 OTHER PART ;

5....



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WHEREAS the total property, being 10 kathas and 1 chittak of land with structure standing thereon within Howrah Municipal holding No. 30/3, Rammohan Mukherjee Lane, P.S. Shibpur, District-Howrah, belonged to Smt. Santi Chaudhuri, wife of Late Birendra Nath Chaudhuri of 23, Baje Shibpur Road, P.S. Shibpur, District - Howrah, who purchased the same from Debabrata Basu and Satyabrata

Basu by virtue of a Deed of Sale, dated 7.6.1951, registered in the Office of the S.R. Howrah, in Book No. 1, Volume No. 43, Pages 1 to 8, being No. 2156 for the year 1951 ;

AND WHEREAS on 22.4.1955 the said Smt.Santi Santi Chaudhuri relinquished the said property in favour of her husband Sri Birendranath Chaudhuri and husband's nephew Dr.Pranab Kumar Chaudhuri, i.e. the present Vendor, for the reason that the said property was purchased out of the finance made by those two persons, in the " Benam " of the said Smt.Santi Chaudhuri. The said Deed of relinquishment was registered in the office of the Sub-Registrar Howrah, in Book No. 1, Volume 41, pages 22 and 23, Being No. 2341 for the year 1955 ;

AND WHEREAS the said Birendranath Chaudhuri and the present Vendor thereafter had their names mutated in the records of the then Howrah Municipality in respect of 30/3, Rammohan Mukherjee Lane, Shibpur, District-Howrah and were in peacefull possession of the same ;

AND WHEREAS in 1983 the said Birendranath

Chaudhuri, on behalf of himself and as constituted attorney of the present Vendor gave away a demarcated portion measuring about 2 kathas, 11 chittaks and 21 square feet with R.T. Structure out of the said holding to Sri Pratip Kumar Chaudhuri, i. e. the son of Birendranath Chaudhuri and cousin of the present Vendor, by virtue of a registered Deed of Gift, dated 2.3.1983, Being No. 357 for the year 1983 of the office of the Joint Sub-Registrar, Howrah;

AND WHEREAS in the year 1988 the said Birendranath Chaudhuri, on behalf of himself and as constituted attorney of the present Vendor sold out a demarcated portion out of the remaining portion of 30/3, Ram Mohan Mukherjee Lane, Shibpur, Howrah, measuring about 2 kathas, 6 chittaks and 41 square feet to one Deb Kumar Bhattacharya. Thus, the said Birendranath Chaudhuri and the present Vendor had 4 kathas, 14 chittaks, 28 square feet of land with old delapidated structure standing thereon remaining to themselves ; this measurement includes the area of the passage;

AND WHEREAS on 9.5.1993, the said Birendranath Chaudhuri passed away intestate leaving his wife, one son and one daughter and they jointly inherited

the said Birendranath Chaudhuri's share in 4 kathas, 14 chittaks and 28 square feet of land with structure comprised in 30/3, Rammohan Mukherjee Lane, alongwith other properties viz. 23 and 23/1, Baje Shibpur Road, Shibpur, Howrah, in which the present Vendor also had 3/8 undivided share ;

AND WHEREAS thereafter on 14.2.1996, the said heirs of Late Birendranath Chaudhuri being on one side and the present Vendor being on the other side effected a Deed of Partition amongst themselves in respect of the aforesaid properties and by virtue of that Deed, the present Vendor got the said 4 kathas, 14 chittaks and 28 square feet of land with structures standing thereon within holding no. 30/3, Rammohan Mukherjee Lane, P.S. Shibpur, District-Howrah, to his exclusive share and since then the present Vendor is possessing the same exclusively, peacefully, uninterruptedly and exercising all overt acts. The said Deed of Partition has been registered in the office of the Additional District Sub-Registrar, Howrah, as Deed No. 466 for the year 1996. The said property has been described in Schedule "A" below ;

AND WHEREAS the said Pranab Kumar Chaudhuri on the same date, i.e. 14.2.1996, Purchased a plot of land belonging to the said Pratip Kumar Chaudhuri, in the same holding measuring about 14 chittaks and 30 square feet with a small R. T. Shed structure standing thereon by virtue of a Deed of Sale, No. 467 for the year 1996, registered in the office of the Additional District Sub-Registrar, Howrah. That part of property has been described in the Schedule "B" below ;

AND WHEREAS the present Vendor has, thus, became the owner of a total land of 5 kathas, 13 chittaks and 13 square feet with structures in two different parts as bisected by a common Passage of holding N no. 30/3, Rammohan Mukherjee Lane, P.S. Shibpur, District-Howrah fully described in the Schedules "A" and "B" below and shown in the plan annexed and since then the Vendor is in possession of the same ;

AND WHEREAS the Vendor being in need of money and due to inconvenience to look after his property has proposed to sell and the purchaser has proposed to purchase the said property at a consideration of

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Rs.4,90,000/- (Rupees four Lakhs ninety thousand) only and the Vendor, considering the said price to be the best price available, agreed to the proposal of the Purchaser ;

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs.4,90,000/- (Rupees four lakhs ninety thousand) only being the total consideration money paid by the purchaser to the Vendor as per Memo of Consideration furnished below the receipt of which the Vendor do hereby acknowledge, the Vendor of the First Part does hereby grant, convey, transfer, assign and sell absolutely and release unto and in favour of the said Purchaser fully and absolutely the land and building comprised in the holding No. 30/3, Rammohan Mukherjee Lane, P.S. Shibpur, District-Howrah, in two parts particularly described in the Schedules "A" and "B" below together with all the beneficial rights, interest, privileges, advantage and easements in the property hereby sold as described in Schedules, hereunder written and shown in the annexed plan forming part of the deed ;

THE Vendor hereby covenants with the Purchaser

as follows :-

1. That the Vendor is the owner of the Property hereby sold and has full power to sell the same.
2. That the property is free from all encumbrances and the Vendor has a good marketable title in it.
3. That the Vendor delivers the possession of the property mentioned in the Schedule "A" and "B" below to the Purchaser forthwith the execution of this Deed.
4. That the said premises shall be peacefully entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or under him and without any lawful disturbance or interruption by any other person whomsoever.
5. That the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said premises to the Purchaser, his heirs or assigns as may reasonably be required.

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AND THAT the Vendor do hereby acquit, release and discharge the purchaser and also the said property and as beneficial owner do by these presents indivisible grant, convey, transfer, assign and assure unto the purchaser ALL THAT the property described in the Schedules "A" and "B" below and shown in the plan annexed TOGETHER WITH rights of easements, and rights to common passage subject to payment of Municipal and other Taxes by the purchaser TO HAVE AND TO HOLD the said property unto and to the use of the purchaser absolutely and forever TOGETHER WITH absolute right to grant, convey and assign or otherwise transfer the property to any other person or persons whomsoever and in any manner whatsoever.

AND THAT by virtue of this deed the purchaser shall have his name mutated in the records of the Howrah Municipal Corporation in the respect of the property described in the Schedule "A" and "B" below.

AND THAT the purchaser shall exercise all types of easement rights over the common passage situated on the South of "A" Schedule property and the North of "B" Schedule property. Be it noted here that the present purchaser, Sri Pratip Kumar Chaudhuri i.e. the owner of the remaining portion of 30/3,

Rammohan Mukherjee Lane, Shibpur, Howrah, and Sri Deb Kumar Bhattacharjee i.e. the owner of the property situated on the East of "A" Schedule property have joint right over the said common passage, out of which the right of Sri Deb Kumar Bhattacharjee over the same shall be limited upto the level of the Western Boundary of his property. The Purchaser becomes the owner of the area of the passage in proportionate share.

AND THAT the Vendor hereby delivers some of the back Deeds in respect of the Schedule property to the purchaser. As far as the other back Deeds are concerned, those are in the custody of Sri Pratip Kumar Chaudhuri, who shall be bound to show those to the purchaser or persons authorised by him at all reasonable and convenient times as per the terms of the Deed of Partition mentioned hereinbefore.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of 4 (four) kathas 14 (forteen) chittaks 28 (twenty eight) Square feet of mokrari mourashi bastu land with old dilapidated building standing thereon comprised within Howrah Municipal Corporation holding No. 30/3, Rammohan Mukherjee Lane, P.S. Shibpur, District-Howrah,

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District and Sub-Registry Office - Howrah, with all rights of easements and rights to common passage, more clearly shown in the plan annexed to this Deed, within RED border, marked "A" therein, being butted and bounded by as follows :-

On the North :: Property of Alok Kumar Banerjee;

On the East :: Land and Building of Sri Deb
Kumar Bhattacharjee ;

On the South :: Common Passage ;

On the West :: Property of S. Mukherjee

SCHEDULE "B" ABOVE REFERRED TO

ALL THAT piece and parcel of 14 (forteen) chittaks 30 (thirty) square feet of mokrari mourashi bastu land with old R.T. Shed building standing thereon comprised within Howrah Municipal Corporation holding No. 30/3, Rammohan Mukherjee Lane, P.S. Shibpur, District-Howrah, District and Sub-Registry Office - Howrah, with all rights of easements and rights to common passage, more clearly shown in the plan annexed

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to this Deed within RED border, marked "B" therein,
being butted and bounded by as follows :-

On the North :: Common Passage ;

On the South :: Property of Pratip Kumar
Chaudhuri ;

On the West :: Property of Pratip Kumar
Chaudhuri ;

On the East :: Rammohan Mukherjee Lane.

MEMO OF CONSIDERATION

Paid to the Vendor as Advance .. Rs. 40,000=00

Paid by Pay Order No. 003727

Dated 08.07.1997., issued by Bank

of India, Shibpur Branch. .. Rs. 4,50,000=00

Rs. 4,90,000=00

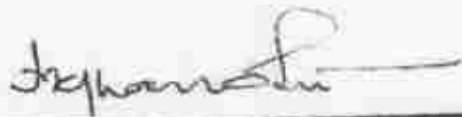
Rupees four lakhs ninty thousand only.

IN WITNESSES WHEREOF the Vendor has put his signature on this Deed on the date, month and year first abovementioned.

SIGNED AND DELIVERED in presence of the following

WITNESSES :-

1. Sant Ramjan Jans.
140/3, Ramkrishnapur
Lane. P. S. Shikhar.
Dist. Haverak. 2.
2. Jaidex Mukherjee
63/1, Dharmatola Lane,
Howrah - 2



SIGNATURE OF VENDOR

Prepared in my office



Advocate

Typed by:
Rita Banerjee

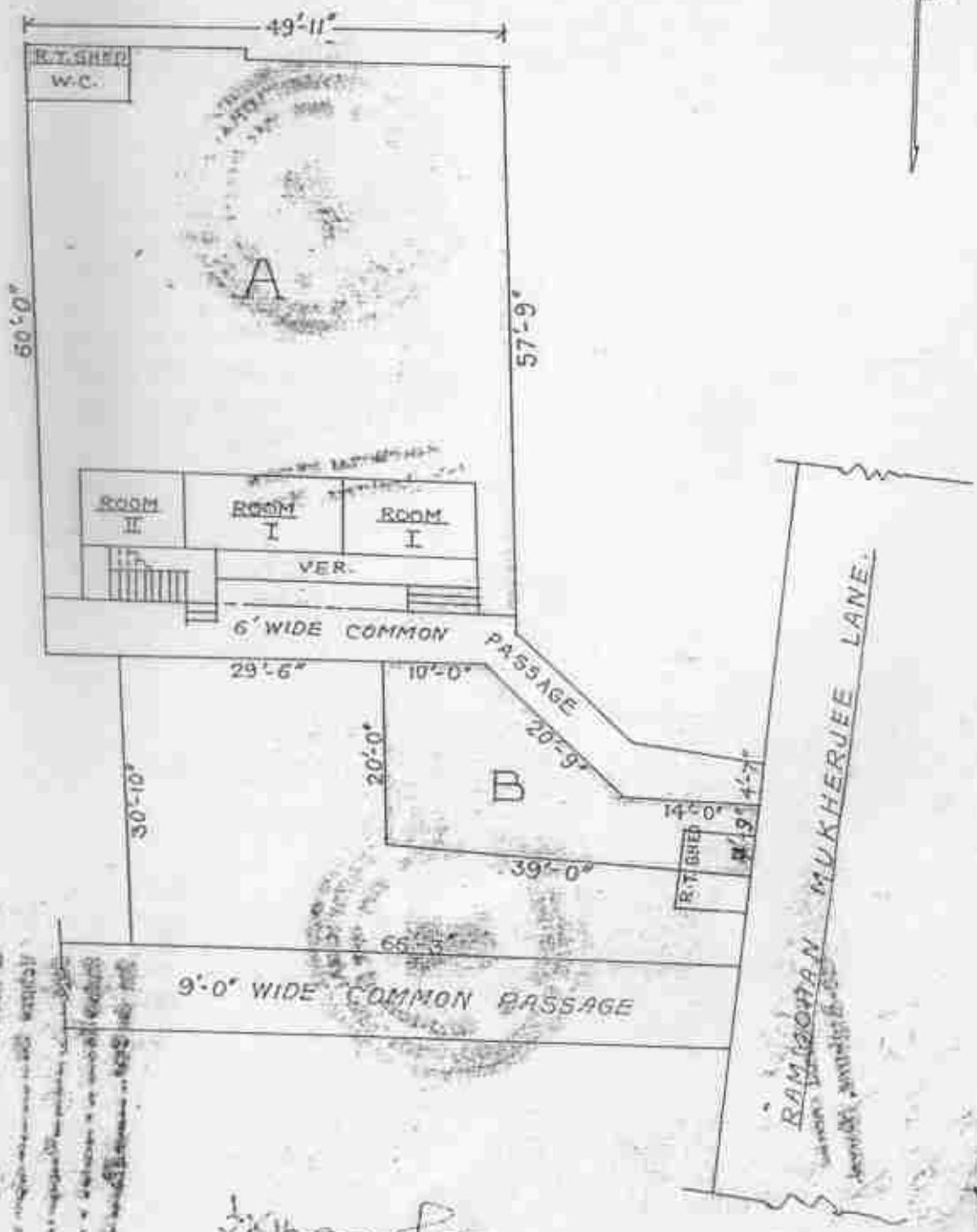
DEED PLAN OF 30/3 (PART), RAMMOHAN MUKHERJEE
NE. SHIBPUR, HOWRAH - 2.

ENDOR — DR. PRANAB KUMAR CHAUDHURI.
 PURCHASER — SRI SWAPAN KUMAR BANERJEE.

AREA OF THE PLOT SHOWN BY COLOUR RED —

- AREA OF PLOT — A — 4 K. 14 CH. 28 SFT.
 B — 0 K. 14 CH. 30 SFT.

SCALE — 1" = 16'-0"



[Faint vertical text, possibly a stamp or official notice, partially illegible.]

[Handwritten signature or name.]

DRAWN BY:
[Handwritten name]

THE BOARD OF THE DISTRICT OF COLUMBIA
 DISTRICT OF COLUMBIA
 DISTRICT OF COLUMBIA
 DISTRICT OF COLUMBIA

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Registered with the
 In District No. 1
 Volume No. 1
 Page 383
 Serial No. 3674
 Exp. date 1977

Accidental Death
 Sub-Recipient, Florida
 13/10/03