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I 6800/08



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

042116

A 30/6/08
 19/7/08
 10/20/08
 E-07

900 250
 9/10 100
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521/0
 30/1/08

Certificate: The document is admitted
 HONORARILY. The Signature sheet and
 the seal of the Registrar is affixed with
 the document as a part of this
 document.

Addl. District Sub-Registrar
 Sonarpur, Souan 24 Parganas
 - 1 JUL 2008

75
 Step 6/2/10

A 11209/2
 E

102

2/1/08

THIS INDENTURE made this 30th day of JUNE

TWO THOUSAND AND EIGHT (2008) BETWEEN (1) SMT. ARPITA GHOSH, Wife of Sri Pradip Kumar Ghosh, by religion Hindu, by occupation service, residing at 250, B.R.Singh Hospital Flat, P.S.Narkeldanga, Kolkata-700 014, (2) SMT. KAKALI GHOSH, Wife of Sri Bhaskar Ghosh, by religion Hindu, by occupation house-wife, residing at Flat No. B-3. Anjali Apartment, 258-C, Rash Behari Avenue, Kolkata-700 019, P.S.Gariahat, (3) SRI KAUSHIK GHOSH, Son of Kalyan Kumar

No. 3503

S. K. Sanyal Ghosh
D. K. Sanyal Ghosh

Kolkata District
Treasury

Dated... 10/06/2008

Treasury

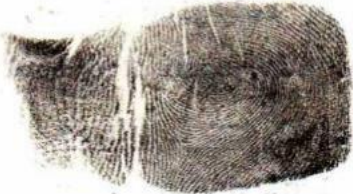


30-6-08
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612102

Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 JUL 2008

Ram Nilbas Sherrma



N.C.T. No. 1048

Ram Nilbas Sherrma
As Constituted Attorney
of . Smt. Anpita Ghosh
Smt. Kakali Ghosh
&
Sri Kaushik Ghosh

স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

042117

- : 2 :-

Ghosh , by religion Hindu, by occupation Teacher, residing at B-7, 2, Dwarikanath Ghosh Lane, Kolkata-700 027, P.S. - New Alipore, Nos. 1 to 3 are represented by their Constituted Attorney RAMNIWAS SHARMA, Son of Hardeo Prasad Sharma, by religion Hindu, by occupation service, residing at Room No. 9220, Second floor, 23-C, Netaji Subhas Road, Kolkata-700 031, hereinafter called 'the V E N D O R S' (which term or expression unless excluded by or repugnant to the context shall mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART ;

A N D

SRI SANDEEP KABRA Son of Shrikishan Kabra, by religion Hindu, by occupation Business, residing at 5A, Chitralkha, 15, Ballygunge Park Road, Kolkata-700 019, P.S.Kareya, here-

Ch. No. 3503

Sold to S.R. Sanyal (Ady)

of ~~_____~~ *10/06/08*

Kolkata Collectorate
Treasury

Dated... 10/06/08

[Signature]
Treasurer



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

- 1 JUL 2008



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

042118

- : 3 :-

hereinafter called 'the PURCHASER' (which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, legal representatives, administrators, successors and assigns) of the OTHER PART.

W H E R E A S the vendors are seized and possessed of and are well and sufficiently entitled to ALL THAT more or less 4 (four) Cottahs of land situated and lying at District South 24-Parganas, Police Station Sonarpur, Mouza Garagachha, J.L.No. 45, R.S.No. 41, Touzi No. 56, Dag No. 1 under R.S.Khatian No. 129, within the area of the Rajpur Sonarpore Municipal Ward No. **1(22)** Holding No. **215**.

Con....P/4.

3503

To: Sri Sri Sanyal Lodge
By: Pragna Jaiswal

Kolkata Collectorate
Treasury

Dated... 10/06/2008

(Handwritten mark)
Pragna



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Addl. Dist. Sub-Registrar
South 24 Parganas



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 460000

- : 4 :-

AND WHEREAS originally the said land along with other lands belonged to one Smt. Kamala Karmakar, who for her necessity sold, transferred and conveyed the said property by registered Deed of Conveyance dated 16.3.93 in favour of Smt. Mukul Roy, Wife of Jogesh Chandra Roy of 9, North Road, P.S. Jadavpur, Kolkata-700 032 and the said Deed was registered in the Office of the Alipore Sadar Sub-Registration Office and recorded there as Deed No. 3779 AND WHEREAS some mistakes had been cropped up in the said Deed No. 3779 for that a Deed of Declaration was executed and registered by said Smt. Kamala Karmakar, rectifying the said mistakes. The said deed of declaration was also registered in the District Registration Office at Alipore being Deed No. 7 dated 30.12.93.

AND WHEREAS

Con..P/5.

Sl. No. 3503

Sold to S. K. Sanyal (Adv)

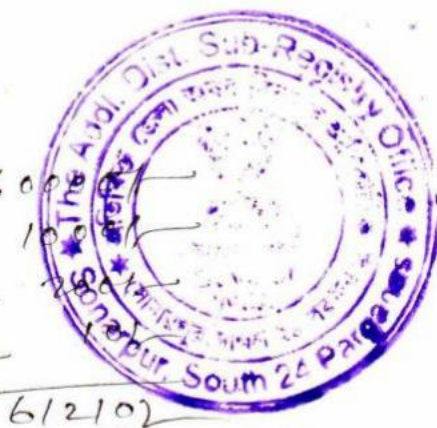
of B. P. G. S. C. S.

Kolkata Calcutta
Treasury

Dated 10/06/2008

Produce

30 - 600
10 - 100
20 - 100
10 - 100



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

- 1 JUL 2008



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 899622

- : 5 :-

AND WHEREAS by virtue of Purchase said Smt. Mukul Roy became the rightful absolute owner of the said land and property and while she was in peaceful possession and enjoyment of the said land, she had sold, transferred and conveyed the said land and property to the present Vendors by registered deed of Conveyance dated 16.7.1997 and the said Deed was registered in the Office of the Addl. District Sub-Registration Office at Sonarpore and recorded there in its Book I, Volume 96, Pages 322 to 327, Being Deed No. 6190,. After purchase the Vendors have mutated their names in the Office of the Block Land and Land Reforms Office, being Mutation Case No. 1337 of 1999 , 1339/99, 1338/99 in respect of their respective share of land, they also mutated their names with the Rajpur Sonarpore Municipality.

Con...P/6.

No. No... 3503

Bill to... S. K. Samya (Dy)

Sl... ~~to be judged~~

~~_____~~

Kolkata Collectorate
Treasury

Dated... 10/06/2008

Treasurer

30 60
10
20
10
60



Addl. Dist. Sub-Registrar
Sonarbari, South 24 Pgs.

- 1 JUL 2008



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 899623

- : 6 :-

AND WHEREAS the Vendors for their necessity expressed their intention to sell demarcated separated and exclusive portion of the land measuring 4 Cottahs and coming to know of such intention of the Vendors the Purchaser approached the Vendors and offered to purchase the said property for a total consideration of Rs. 10,20,000/- (Rupees ten lakhs twenty thousand) only and the Vendors accepted the said offer and agreed to sell the said 4 Cottahs of land in favour of the Purchaser at for for the said consideration of Rs. 10,20,000/- (Rupees ten lakhs and twenty thousand) only free from all encumbrances.

AND WHEREAS the Vendors herein also executed and registered a general Power of Attorney appointing Sri Ramnibash

Sl. No. 3503

Pay to *Sr. Sanyal (Ddy)*
Hoja Guda

Kolkata Collectorate
Treasury

Treasury

Dated... 10/06/2008

30000/-
1000/-
200/-
100/-
10000/-

The Addl. Dist. Sub-Registry Office
South 24 Parganas

Addl. Dist. Sub-Registrar
South 24 Pgs.

- 1 JUL 2008

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

21AA 982865

- : 7 :-

Sharma as Constituted attorney on behalf of the Vendors for execution, registration and completion of transaction and the said Power of Attorney was registered in the Office of the Alipore Sadar Registry Office, and recorded there in its Book No.IV, Deed No. 238, dated 2.4.2008.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 10,20,000/- (Rupees ten lakhs and twenty thousand) only being the full price of the said property containing an area of 4 (four) Cottahs of land (the receipt whereof the Vendors hereby admit and acknowledges and of and from the same and

No. 3503

Sold to S. K. Samal (Adv)

for the purpose of

Kolkata Collectorate
Treasury

Dated... 10/06/2008

Treasury

30
10
20
10

0000/-
1000/-
2000/-
1000/-

612105

Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.

- 1 JUL 2008

and every part thereof doth hereby acquit, release and for ever exonerate the Purchaser the said property hereby conveyed) the Vendors doth hereby grant, transfer, convey, assign and assure unto and to the Purchaser and the said land situate and lying at District South 24-Parganas, P.S. Sonarpore, Mouza Garagachha, J.L.No. 45, Dag No. 1 under R.S.Khatian No. 129 Holding No. 215, Ward No. 1 (22) of the Rajpur Sonarpore Municipality, more fully described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said land, hereditaments and premises or any part thereof now are or is or heretofore were or was situated or distinguished, together with free and unrestricted liberty and common passages and also to have all rights of easements for passages for drains, and all other usual rights to enter upon under the along the said passages and/or any other roads and rights of obtaining electric connection, water connection from the mains of the Municipality and electric Company as may be provided in future and all the benefits of electric lights and water connections through the said passage and all other amenities provided and/or as may be provided in future and the Paths, passages drains water, water-course, light and all manner of rights, liberties, privileges, easements and appurtenances whatsoever to the said land, hereditaments and premises belonging or in any wise appertaining thereto or usually held or enjoyed therewith or repeated to belong or appurtenant thereto AND All the estates, right, title, interest, claim or demands whatsoever both at law or in equity of the Vendors unto and upon the said land, hereditaments and premises or any part thereof TOGETHER WITH all deeds, pattahs, muniments and



Addl. Dist. Sub-Registrar
Serampore, South 24 Pgs.

- 1 JUL 2000

and title whatsoever in anywise relating to or concerning the said land, hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession or control of the Vendors or any other person or persons from whom they may procure the same without any action in law or in equity And all rights and advantages of the Vendors by the said under the covenant for production of the relevant title deeds relating to this piece of land AND TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted, conveyed, transferred and assured expressed so to be including the right of way etc. as stated above unto and to the use of the Purchaser absolutely and for ever and free from all encumbrances And the Vendors doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendors by any of their predecessor-in-title done or knowingly suffered to the contrary the Vendors has good right full power and absolute authority to grant, convey, transfer and assure the said land, hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid And the Purchaser shall and may at all times hereafter peaceably and quietly enter and peaceably possess and enjoy the said land, hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from them or under any of their successors or predecessors-in-title and with and sufficiently against all manner of former -



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Sonarpur, South 24 Pgs.

- 1 JUL 2008

former estate, title, liens, equipments, lispendens, attachments and that free from all encumbrances whatsoever made or suffered by the Vendors or any of their successors and predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid And Whereas the Vendors covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever AND FURTHER that the Vendors and all person having or equitably claiming any estate or interest in the said land, hereditaments and premises or any part thereof from under or in trust for the Vendors or from or under any of their successors or predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land, hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as may be reasonably required And the Vendors shall and will at all times and from time to time hereafter at every reasonable request and at the costs of the Purchaser or any other person or persons whom the Purchaser may authorise produce or cause to be produced at any offices, Courts or Commission for examination of Witnesses or otherwise as occasion may require all or any of their documents of title papers and writings relating to the property hereby granted and conveyed more particularly described in the Schedule below in satisfaction or support of title of the Purchaser or to and in the said land, hereditaments and premises hereby Conveyed and transferred expressed or intended so to be or any part thereof and also at the like request and costs -



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Addl. Dist. Sub-Registrar
Sonarpur, South 24 Parg.

- 1 JUL 2008

costs of the Purchaser deliver or caused to be delivered unto the Purchaser such attested or other copies or abstracts of ~~the~~ and from the said records and writings or any of them in their possession or power as the Purchaser may require and shall and will in the meantime may require unless prevented by fire or from other inevitable accident and in that case the said papers, writings undeteriorated and unobliterated.

SCHEDULE ABOVE REFERRED TO :

ALL THAT more or less 4 (four) Cottahs of land ^{Sali}

situated and lying at District South 24-Parganas, Police Station and Additional District Sub-Registry Office Sonarpur, Mouza Garagachha, J.L.No. 45, R.S. No. 41, Touzi No. 56, Pargana Medanmolla, R.S. Dag No. 1 under R.S. Khatian No. 129, Holding No. 215 of Rajpur Sonarpur Municipal Ward No. 1 (22). The proportionate annual rent of which is Rs. 2/- payable to the State of West Bengal. The said land is shown in the map or plan enclosed herewith and delineated by 'RED' borders. The said land is butted and bounded by -

ON THE NORTH BY : Part of R.S. Dag No 1

ON THE SOUTH BY : Part of R.S. Dag No 1.

ON THE EAST BY : other land

ON THE WEST BY : Part of R.S. Dag No 1

Ramm Niwas Shermar

Ramm Niwas Shermar



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Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.

- 1 JUL 2008

IN WITNESS WHEREOF The Vendors have hereunto
put their respective signatures on the day, month and
year first above written.

Signed, Sealed and delivered
in presence of WITNESSES :-

1.. श्री अरुण शर्मा
श्री अरुण शर्मा

2.. श्री अरुण शर्मा
श्री अरुण शर्मा

Ram Niwas Sharma
As Constituted Attorney
of Smt Arpita Ghosh
Smt Kankali Ghosh
&
Sri Kaushik Ghosh

VENDORS :

Drafted by me .

Advocate.

RECEIVED of and from the within named Purchaser
the within mentioned sum of Rs. 10,20,000/- (Rupees ten
lakhs twenty thousand) only as per memo of consideration
below ;



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Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

- 1 JUL 2008

MEMO OF CONSIDERATION :

Amount received in Cash.

(RUPEES TEN LAKHS TWENTY THOUSAND) only.

WITNESSES :-

1.. श्री राम शर्मा
श्री राम शर्मा

Ram Niwas Sharma

2.. श्री राम शर्मा
श्री राम शर्मा

VENDORS :

Drafted by me.

Syamunee R. Sanyal

Advocate.

Alipore (Judge's) Court.

WB 1169/1986

Typed by -

Dulal Chandra Mondal

Typist, Judges Court,

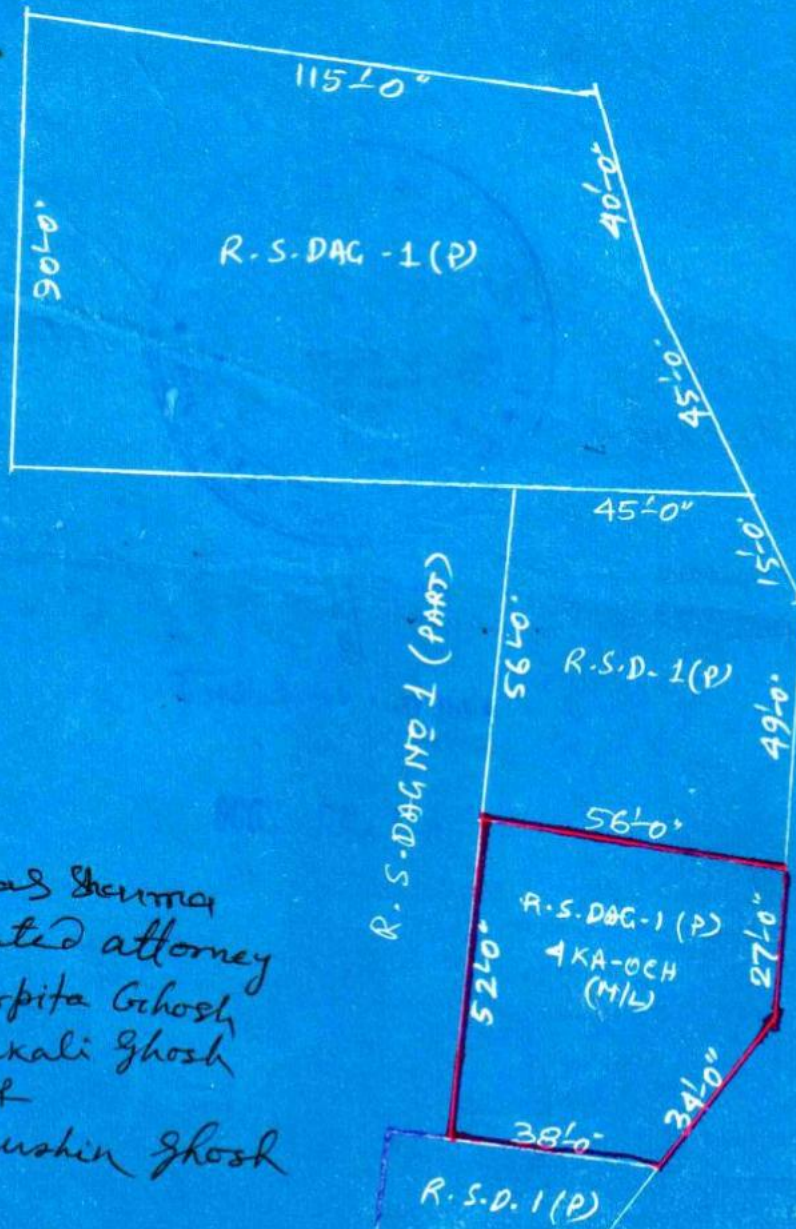
Alipore, Kolkata-27.



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Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

- 1 JUL 2008

SITE PLAN OF THE PART OF LAND FOR SALE AT MOUZA -
 GORAGACHHA, J.L. NO 45, R.S. DAG NO 1 (PART) UNDER
 RAJPUR - SONARPUR MUNICIPALITY, PS - SONARPUR, DIST - 24 PGS. (S.)
 SOLD AREA 4 KA - OCH (M/L) COVERED IN RED BORDER



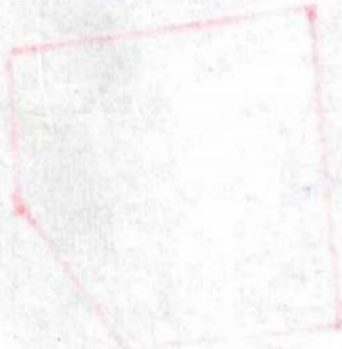
Ram Nilbas Ghosha
 As Constituted attorney
 of Smt Arpita Ghosh
 Smt Kakali Ghosh
 +
 Sri Kaushik Ghosh

TRACED BY
 DIPANKAR MANDAL
 (SURVEYOR)



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Addl. Dist. Sub-Registrar
Sonarpur

- 1 JUL 2008



দাখিলকারক ও দাতা



	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

নাম : Ramnivas Sharma স্বাক্ষর : Ramnivas Sharma

দাতা / গ্রহীতা

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

নাম : স্বাক্ষর :

দাতা / গ্রহীতা



	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

নাম : Sandeep Kabra স্বাক্ষর : Sandeep Kabra

দাতা / গ্রহীতা

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

নাম : স্বাক্ষর :



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Parg.

- 1 JUL 2008

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :I-06800 of :2008
(Serial No. 06721, 2008)

On 30/06/2008

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

Presented for registration at 19.30 hrs on :30/06/2008, at the Private residence by Ramniwas Sharma, Executant.

Name of the Registering officer : **Utpal Kumar Chakrabarty**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 01/07/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 11209/- , E = 7/- on:01/07/2008

Certificate of Market Value(WB PUVI rules 1999)


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1020000/-

Certified that the required stamp duty of this document is Rs 61210 /- and the Stamp duty paid as: Impresive Rs- 61210

Executed by Attorney

1. Execution By Ramniwas Sharma, son of Hardeo Prasad Sharma ,23c, N S Road Kolkata Thana: ,700031 By caste Hindu, by Profession :Service, as the constituted attorney of 1. Arpita Ghosh 2. Kakali Ghosh 3. Koushik Ghosh is admitted by him.
Identified By Santosh Samaddar, son of Madhu Samaddar Garagachha 24 Pgs. (s) Thana: Sonarpur, by caste Hindu, By Profession :Business.

Name of the Registering officer : **Utpal Kumar Chakrabarty**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**


[Utpal Kumar Chakrabarty]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR

Govt. of West Bengal



[Handwritten signature]
Addl. Dist. Sub-Registrar
South 24 Pgs.

- 1 JUL 2008