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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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Certified that the document is genuine  
as per the information of the  
authorities concerned with  
the registration of this  
document.

Actg. Director, S. 24 Parganas

- 1 JUL 2008

25  
38280

A 7000

1/2/12

1/7/08

THIS INDENTURE made this 30th day of JUNE  
TWO THOUSAND EIGHT (2008) BETWEEN SRI SANTOSH SAMADGAR  
son of Sri Madhusudan Samadgar, by religion Hindu, by -  
occupation Business, residing at Village Garagachha, P.S.  
Sonarpore, District South 24-Parganas, hereinafter called  
"the V E N D O R" (which term or expression unless excluded  
by or repugnant to the context shall mean and include  
his heirs, executors, administrators, legal representatives  
and assigns) of the ONE PART ;

A N D

SRI SANJIV KABRA, son of Shrikishan Kabra, by religion  
Hindu, by occupation Business, residing at 5-A, Chitralokha,

Ch. No. 3504

Subj. S. K. Sanyal 1047

Dist. West Bengal

Kolkata District  
Treasury

Dated... 10/06/2008

  
**Treasury**

10	25000/-
11	10000/-
30	3000/-
22	2000/-
1	500/-
1	1000/-

Sub Total 2602

Addl. Dist. Sub-Registrar  
Sunderganj, West Bengal

- 1 JUL 2008

सुबोध सुबोध



V. O. No. 1047

सुबोध सुबोध

- Ramnikul Sharma
- for date H. P. Sharma
- 23A N.S. Road Kal-1
- Sunderganj





04AA 902563

- : 2 :-

15, Baldygunge Park Road, P.S.Kareya, Kolkata-700 019,  
hereinafter referred to and called "the PURCHASER"  
(which term or expression unless excluded by or repugnant  
to the context shall mean and include his heirs, executors,  
administrators, legal representatives and assigns) of the  
OTHER PART :

W H E R E A S the Vendor is seized and possessed  
of and is well and sufficiently entitled to ALL THAT more  
or less 4 Cottahs o chittaks of land situated and lying,  
at R.S.Day No. 1, under R.S. Khatian No. 50, Khanda  
*and R.S. Khatian No 42*  
Khatian No. 129, appertaining to C.S.Khatian No. 48, 55,  
of Mouza Garagachha, J.L.No. 45, R.S.No. 41, P.S. Sonarpore,

*Witnesses to the Sale*

*Witness to the Sale*

Con....P/3.

No. 3804

S. K. Sengupta

*[Handwritten signature]*

*[Faded printed text]*

Kolkata  
Treasurer

*[Handwritten mark]*  
Treasurer

Dated... 10/06/2008

25000/-  
 10000/-  
 3000/-  
 2000/-  
 500/-  
 100/-  
 38260/-

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

- 1 JUL 2008





पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

B 460001

- 13 -

AND WHEREAS the said property along with other properties belonged to one Abhoy Mondal, he of his own accord gifted the said property by a Will to his grand son Kshitish Chandra Mondal and daughter in law Annapurna Dasi and after the demise of said Abhoy Mondal the said Will was Probated by said Kshitish Chandra Mondal and Annapurna Dasi by the learned Court and while they were in actual owners in possession of the said land, they sold, conveyed and transferred the said property by registered deed of Conveyance dated 13.7.1956 and the said Deed was registered in the Sub-Registry Office at Barulpore and recorded there as Deed No. 5103 and by virtue of purchase said Smt. Sitarani Mukherjee became the owner of the said property and her name was recorded

Con...E/4.

3509

S. K. Sanyal (Party)  
O. K. Sanyal

Kolkata Subordinate  
Treasury

Dated 10/05/2008



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

- 1 JUL 2008





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 460002

- 1 4 -

recorded her name in the Revisional Record of rights finally published in respect of her share of land.

AND WHEREAS for urgent need of money said Smt. Sitarani Mukherjee sold, transferred and conveyed the said property in favour of Bibhuti Prasanna Roy Chowdhury by registered Deed of Conveyance dated 31.8.1962 and the said Deed was registered in the Office of the Alipore Sadar Registry Office and recorded there as Deed No. 3718, Book No.I, Volume No. 56, Pages 245 to 250 and by virtue of purchase said Bibhuti Prasanna Roy Chowdhury became the absolute rightful owner of the said land.

Sl. No. 3804

Part: S.K. Sanyal (only)

At: [Redacted]

[Redacted]

[Redacted]

Kolkata Calcutta  
Treasury

25/7/08

Date: 10/06/08

W  
Treasury

10  
10  
30  
20  
10  
10

38260

Adl. Dist. Sub-Registrar  
Sonarpur, South 24 Parganas

- 1 JUL 2008





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 460203

- 5 -

AND WHEREAS while said Bibhuti Prasanna Roy Chowdhury had been in possession of the said land as rightful absolute owner, he for necessary sold, transferred and conveyed the said land to Smt. Bakul Chowdhury by registered deed of Conveyance dated 19.9.62 and give up possession of the said land. The said Deed was registered in the Office of the Alipore Sadar Sub-Registry Office and recorded there in its Book No.I, Volume No. 99, Pages 184 to 188, being Deed No. 8634.

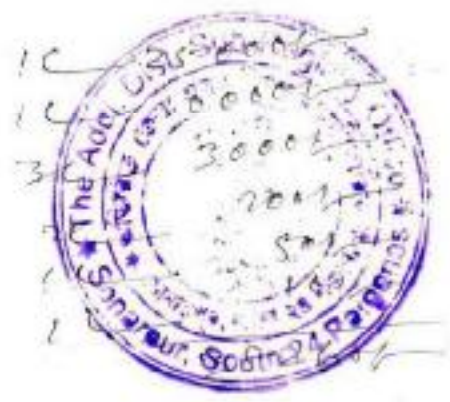
AND WHEREAS by virtue of Purchase said Smt. Bakul Chowdhury had been in actual rightful owner in possession of the said land, She also sold, conveyed and transferred the said property and/or land by registered deed of Conveyance dated 15.3.1991 of Sonarpore Sub-Registered office and

Con...P/6.

3504  
S. K. Sanyal (Handwritten)  
B. S. D. G. L. A. (Handwritten)

Revenue  
Treasury

Dated 10/06/2008



Add. Dist. Sub-Registrar  
Godavari District

- 1 JUL 2008





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 899624

- 16 :-

and recorded there in its Book No. I, Volume No. 13, Pages 158 to 162 being Deed No.1734 in favour of the present Vendor Sri Santosh Samaddar and since the date of purchase the present Vendor has been in actual possession of the said land as rightful owner and mutated his name in the Office of the Block Land and Land Reforms Office being Case No. 355 G-1/94 as well as in the Office of the Rajpur Sonarpore Municipality being Holding No. 110 of Ward No.1.

AND WHEREAS the Vendor for his necessity expressed his intention to sell demarcated separated and exclusive portion of the said property measuring more or less -

No. 3804

To: S. K. Sanyal (Dy)

By: [Signature]

[Redacted]

Kolkata  
Treasury

Dated: 10/06/2008

Treasury



25000/-
10000/-
2000/-
500/-
700/-

382602

Addl. Dist. Sub-Registrar  
Sr

- 1 JUL 2008





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 899625

- 7 -

2 Cottahs 8 Chittaks out of 4 Cottahs of land and coming to know of such intention of the Vendor the Purchaser approached the Vendor and offered to purchase the said property for a total consideration of Rs. 6,37,500/- (Rupees six lakhs, thirty seven thousand and five hundred) only and the Vendor accepted the said offer and agreed to sell the said demarcated 2 Cottahs 8 Chittaks of land in favour of the Purchaser at or for the said consideration of Rs. 6,37,500/- (Rupees six lakhs thirty seven thousand and five hundred) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 6,37,500/- (Rupees six lakhs thirty seven thousand and five hundred) only being the full price of the said property containing

Con..P/8.

10/06/2008

No. 3504

To S. K. Sanyal (Pvt.)

Deputy Registrar

Kolkata Collectorate  
Treasury

Dated 10/06/2008



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

- 1 JUL 2008





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

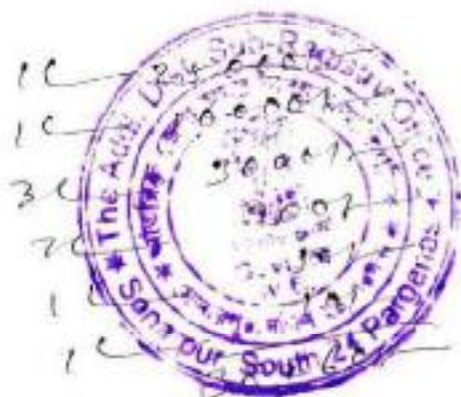
C 821065

- 18 -

containing an area of 2 Cottahs 8 Chittaks of land (the receipt whereof the Vendor hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and for ever exonerate the Purchaser and the said property hereby conveyed) the Vendor doth hereby grant, transfer, convey, assign and assure unto and to the Purchaser and the said land situate and lying in the District of South 24-Parganas, Police Station Sonarpore, J.I.No. 45 of Mouja Garagachha, R.S.Dag No. 1, under R.S.Khatian No. 50 Khandā Khatian No. 129 appertaining to C.S.Khatian No. 42 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

Con...P/9.

No. 3504  
 Dated 10/06/2008  
 S.K. Singh (Dy)  
 205 K-90201  
 Kolkata Collectorate  
 Treasury  
 Dated 10/06/2008



Addl. Dir. Sub-Registrar  
 Sonarpur, South 24 Parg.  
 = 1 JUL 2008





पश्चिम बंगाल WEST BENGAL

21AA 982866

- 9 -

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 passage 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-courses, light and all manner of rights, liberties, privileges, easements and appurtenances whatsoever to the said land, hereditaments and premises -

Con..../10.



Sl. No. 3504

Pay to the order of *Sri K. Sanyal*

for *Bank of India*

Kolkata Collectorate  
Treasury

Dated 10/06/2008

Treasurer



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12  
22  
11  
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382601  
Addl. Dist. Sub-Registrar  
Sonarsree, South 24 Pgs.

1 JUL 2008

premises belonging or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong or appurtenant thereto And All the estates, rights, title, interest, claim or demands whatsoever both at law or in equity of the Vendor unto and upon the said land, hereditaments and premises or any part thereof TOGETHER WITH all deeds, pattahs muniments 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 Vendor or any other person or persons from whom he may procure the same without any action in law or in equity And All rights and advantages of the Vendor 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 Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor by any of his predecessor-in-title done or knowingly suffered to the contrary the Vendor 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



*Addl. Dist. Sub-Registrar*

- 1 JUL 2008



rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust from her or under any of her successors or predecessors-in-title and with and sufficiently against all manner of former estate, title, liens, equipments, liens, attachments and that free from all encumbrances whatsoever made or suffered by the Vendor or any of his successors and predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid And Whereas the Vendor covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever AND FURTHER THAT the Vendor and all persons 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 Vendor or from or under any of his 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 lands, 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 Vendor 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 authorized to 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 his documents



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

- 1 JUL 2008

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 of the Purchaser deliver or caused to be delivered unto the Purchaser such attested or other copies or abstracts of and from the said records and writings or any of them in his possession or power as the Purchaser may require and shall and will in the meantime 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, deeds or writings undeteriorated .

SCHEDULE ABOVE REFERRED TO :

ALL THAT more or less 2 (two) Cottahs 8 (eight) Chittaks of <sup>J-L</sup> land out of 4 Cottahs situated and lying at District South 24-Parganas, Police Station and Additional District Sub-Registry Office at Sonarpore, R.S.No. 41, Mouza Garagechha, I.L.No. 45, R.S.Dag No.1 under R.S.Khatian No. 50 Khanda Khatian No.129, ~~and~~ <sup>and</sup> ~~also~~ <sup>and</sup> R.S.Khatian No. 42, Holding No. 110, Rajpur Sonarpore, Municipal Ward No.1. The proportionate annual rent of which is 20 Paise 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 -

DIWANS RAJENDRA





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

- 1 JUL 2008

ON THE NORTH BY : \*

ON THE SOUTH BY : \*

ON THE EAST BY : \*

ON THE WEST BY : \*

IN WITNESS WHEREOF the Vendor has hereunto put his signature on the day, month and year first above written.

Signed, Sealed and delivered  
in presence of WITNESSES :-

1.. Ram Nihal Sharma

*[Handwritten Signature]*

VENDOR :

23A N.S. Road Katol

2.. *[Handwritten Signature]*  
*[Handwritten Signature]*

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 6,37,500/- (Rupees six lakhs thirty seven thousand and five hundred) only as per memo



↓  
Addl. Dist. Suth-Registrar  
Sonarpur, South 24 Pgs.

- 1 JUL 2000



memo of consideration below ;

MEMO OF CONSIDERATION :

20/11/2018

Amount received in Cash.

(RUPEES SIX LAKHS THIRTY SEVEN THOUSAND AND FIVE HUNDRED) only.

WITNESSES :-

श्याम सुभाष

1.. Ram Nilas Sharma

VENDOR :

23 A, N. S. Road Koldi

2..

श्री श्री बालू शर्मा  
श्री श्री  
श्री श्री

Drafted by me.

Shyam S. Banerjee

Advocate.

Alipore Court

W-3/169/1986

Typed by -

Lal Chandra Mondal

Typist, Judges Court,  
Alipore, Kolkata-27.



4  
Addl. Dist. Sub-Registrar  
Sonarpur, South 24 Parg.

- 1 JUL 2008

SITE PLAN SHOWING THE LAND AT. R-S-DAG NO 1 (PART)  
SUZA - GARAGACHA, J.L. NO 45, UNDER RAIPUR -  
SONARPUR MUNICIPALITY, P.S-SONARPUR, DIST-24 PGS (South)  
SOLD AREA = 2 KA-BCH (COVERED IN RED BORDER)



3/2/2012

TRACED BY  
DIPANKAR MANDAL  
(SURVEYOR)





4  
Addl. Dist. Sub-Registrar  
Sonarpur, South 24 Parg.

- 1 JUL 2008

*[Faint handwritten signature]*

दाखिलकारक ओ मता



	वङ्कापुल	तख्खती	सधाय्या	अनायिका	कनिष्ठा
बायहत्त					
डानहत्त					

नास : ..... साग्रर : Sanjiv Kabre

मता / ग्रथीला

	वङ्कापुल	तख्खती	सधाय्या	अनायिका	कनिष्ठा
बायहत्त					
डानहत्त					

नास : ..... साग्रर : .....

मता / ग्रथीला



	वङ्कापुल	तख्खती	सधाय्या	अनायिका	कनिष्ठा
बायहत्त					
डान					

नास : ..... साग्रर : Kabre

Sanjiv Kabre

मता / ग्रथीला

	वङ्कापुल	तख्खती	सधाय्या	अनायिका	कनिष्ठा
बायहत्त					
डानहत्त					

नास : ..... साग्रर : .....



2  
Addl. Dist. Sub-Registry  
Sonarpur, South 24 Parg.

- 1 JUL 2008

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**Government Of West Bengal**  
**Office of the A. D. S. R. SONARPUR**  
**SONARPUR**  
Endorsement For deed Number :I-06801 of :2008  
(Serial No. 06722, 2008)

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On 30/06/2008

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

Presented for registration at 18.20 hrs on :30/06/2008, at the Private residence by Santosh Samaddar, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 30/06/2008 by

1. Santosh Samaddar, son of Madhu Sudhan Samaddar, Garagachha 24 Pgs. (s) , Thana Sonarpur, By caste Hindu, by Profession Business  
Identified By Ramnivas Sharma, son of Lt. H. P. Sharma 23a, N S Road Kolkata 700001 Thana : , by caste Hindu by Profession : Student.

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) = 7007/- , 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- 637500/-  
Certified that the required stamp duty of this document is Rs 38260/- and the Stamp duty paid as Impressive Rs- 38260

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

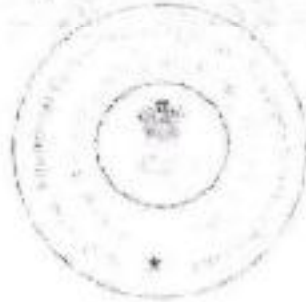






Registry of Registrations under Section 60 and 69

Registered in Book - 1  
Volume number 19  
Page from 755 to 761  
being No 0001 for the year 2008.



(Signature) 09-July-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SONARPUR  
Assam