

(P10) 1 5733-P 37



STAMP AFFIXED BY
10/10/86
STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

Stamp Act-1898
Stamp Act-1902
Stamp Act-1911
Stamp Act-1926
Stamp Act-1932
Stamp Act-1938
Stamp Act-1941
Stamp Act-1944
Stamp Act-1947
Stamp Act-1949
Stamp Act-1952
Stamp Act-1955
Stamp Act-1958
Stamp Act-1961
Stamp Act-1964
Stamp Act-1967
Stamp Act-1970
Stamp Act-1973
Stamp Act-1976
Stamp Act-1979
Stamp Act-1982
Stamp Act-1985
Stamp Act-1988
Stamp Act-1991
Stamp Act-1994
Stamp Act-1997
Stamp Act-2000
Stamp Act-2003
Stamp Act-2006
Stamp Act-2009
Stamp Act-2012
Stamp Act-2015
Stamp Act-2018
Stamp Act-2021

1. All Tanga Orao C/8787
Cheque No. 6/8/2000...
for Rs 11855/-... has been paid as
defect stamp duty u/a 41.

Defect 'A' fees Rs 1870/- Subsequently...
realised by Case No. 107/9975 Receipt No. 11497

4441. Registrar of Assurances
Calcutta 4452

Total RA 32170

SALE DEED

SK to PR
P112

THIS INDENTURE is made on this 11th day of October,
One Thousand Nine Hundred Ninety six BETWEEN SRI SUNIL
KUMAR KARATI, son of Late Monohar Karati, residing at 22,
Jatin Das Road, Calcutta - 700 029, hereinafter called and
referred to as VENDOR AND SM. PARAMITA KARATI, daughter of
Sri Anil Kumar Karati, residing at P-112, Hemanta Mukherjee
Saranee, Calcutta - 700 029, hereinafter called and
referred to as PURCHASER being both are the parties of
FIRST PART and SECOND PART respectively.

WHEREAS terms or expression of the above stated
words "VENDOR" and "PURCHASER" shall, unless excluded by or
repugnant to the context, be deemed to include their
respective heirs, executors, administrators, legal
representatives and assigns.

8 3129
7 55
10/10/25
10/10/24
32631

4 3175
9 55
10/10/25

3263

190000/
6459200
21/10

459
459
5049
1179
1870 contd...p/2.



6
1842, Register of Arrivals
12/1/42

AND WHEREAS abovestated party of First Part named Sri Sunil Kumar Karati and his elder brother named Sri Anil Kumar Karati jointly purchased a partly three storied and partly four storied building being situated at P-112, C.I.T. Scheme No. XLVII, Calcutta, ^{completed in the year 1950.} (as fully described in ^{part} Schedule-A) from Siti Bhusan Dutt of 12, Earle Street, Calcutta - 700 026, through a Registered Deed of Conveyance, at a consideration as stipulated therein, which was duly registered in the office of Sub-Registrar, Alipore, in Book No.I, Volume No.12, Pages 284 to 292, Sl.No.1116 for the year 1975.

AND WHEREAS by mutual decision by both the brothers (i.e. the Purchasers of the premises, as described in Schedule A) the upper two floors are being owned and enjoyed by Sri Anil Kumar Karati and other two floor (i.e. ground and first) are being owned by Sri Sunil Kumar Karati.

AND WHEREAS SINCE PURCHASE BOTH THE Ground Floor and the First Floor are being occupied by monthly tenants out of whom the tenant of Ground Floor has increased the rent and at present is saying Rs.1200/- per month but the tenant of first floor without any increment of rent, the same is still now being paid as before @ Rs.360/- per month.

AND WHEREAS inspite of all possible attempts, none of the tenants agreed to vacant any floor in result of which, being the Children of the Owners have been grown up, it has become difficult for both the families to reside therein due to shortage of accomodation.

AND WHEREAS to solve the accute problem of accomodation both the brothers arranged a seperate accomodation of Sri Sunil Kumar Karati and his family members by purchasing a premises at 22, Jatin Das Road, Calcutta - 700 029, where Sri Sunil Kumar Karati has shifted with all his family members and belongings.

AND WHEREAS the whole newly purchased premises is being enjoyed by Sri Sunil Kumar Karati and his family members only hence he feels that the old premises (as described in Schedule A) should be enjoyed by his elder brother and his family members only.

AND WHEREAS Sri Sunil Kumar Karati bears a sincere affection and love towards his niece named Sm. Paramita Karati, since her birth hence he decided to transfer all his right, title and interest upon the said First Floor (as described in Schedule C) alongwith proportionate share in *Karati* land to her by way of ~~Gift Deed~~ -Sale.

AND WHEREAS to avoid misunderstanding amongst his heirs in future, instead of Gift Deed, he is executing this Deed as Sale Deed.

AND WHEREAS considering the above facts the consideration of this transfer has been agreed by both the parties at Rs.2,90,000/- (Rupees Two Lacs Ninety Thousand Only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. THAT in pursuance of said agreed consideration price of Rs.2,90,000/- (Rupees Two Lacs Ninety Thousand Only) the Vendor has agreed to sell his said flat at P-112, Hemanta Mukherjee Saranee, Calcutta - 700 029, (details are in attached schedule) and the Purchaser has agreed to purchase the same.

2. THAT on of said consideration money by the Purchaser (receipt of which is hereby admitted and acknowledged by the Vendor);

THE VENDOR hereby GRANT, SELL, CONVEY, TRANSFER, ASSIGN and ASSURE unto the PURCHASER :

ALL THAT the said flat at P-112, Hemanta Mukherjee Saranee, Calcutta - 700 029.

TOGETHER WITH the undivided, impartiable and proportionate share into the land.

AND ALL the estate right, title, interest, property claim and demand whatsoever of the Vendor into or upon the said undivided, impartiable shares and all other rights, and properties herein comprised and hereby granted, sold, conveyed, transferred assigned and assured and/or intended so to be and every part thereof.

AND ALSO right to use the common areas comprising main entrance, passage, staircase, open spaces and so on alongwith other flat Owners/Occupiers.

AND TOGETHER WITH easement or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said flat alongwith undivided, impartiable and proportionate share in the said land.

TO HAVE AND TO HOLD the said flat alongwith undivided, impartiable and proportionate share in the said land and all other property rights alongwith right to use the common areas of the premises hereby granted, sold, conveyed, transferred, assigned and assured and every part thereof respectively absolutely and forever.

AND FURTHER THAT the Vendor and all persons, having or lawfully or equitably claiming any estate or interest in the property under this Indenture or any part thereof from under or in trust for the Vendor, shall and will from time to time and at all times hereafter, at the request and cost of the Purchaser, do and execute or cause to be done executed all such acts deed and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner as shall or may be reasonably required.

AND THAT the Vendor shall and will have harmless and keep indemnified the Purchaser against all loss or damages to or deterioration of the said property, under this Deed of Sale they may hereafter appear to have been caused by wilful waste or negligence on the part of the Vendor.

IN WITNESS WHEREOF the Parties hereto have executed these presents the day and month the year first above written.

SIGNED AND DELIVERED

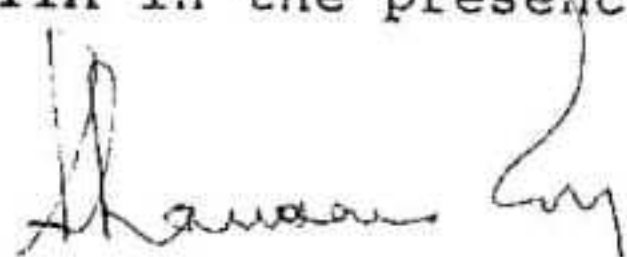
by the VENDOR at

CALCUTTA in the presence of :

Sunil Kumar Karati
(SRI SUNIL KUMAR KARATI)

VENDOR

1.


Shankar Roy
Advocate

P 8, ETLINGHATA MAIN ROAD
CALCUTTA - 700 085, 350-5569

2.

SCHEDULE AS REFERRED TO (NO.A)

ALL THAT the partly three and partly four storied message building or dwelling house together with the piece or parcel of rent free land there unto belonging and whereon or on part whereof the same is erected and built and containing by measurement an area of 5(five) Cottahs 5(five) Chittacks 44(forty four) Sq.ft. be the same a little more or less and being premises No. 112, Lansdowne Extension (P-112, C.I.T. Scheme No. XLVIII) formed out of portions of old premises Nos. 29A, 29B, Lake View Road and 23, Monoharpukur 1st Lane and comprised in holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchanangram, Thana Tollygunge and now being Premises No. 112, Lansdowne Extension, within the Corporation of Calcutta, District 24 Parganas, butted and bounded in the following manner :

ON THE NORTH : Plot No.342, C.I.T. Scheme No. XVB;

ON THE EAST : Plot No.115, C.I.T. Scheme No. XLVII;

ON THE SOUTH : Plot No.113 and 114 of C.I.T. Scheme No. XLVII and

ON THE WEST : 40'feet C.I.T. Road.

SCHEDULE AS REFERRED TO ABOVE (NO.B)

ALL THAT First Floor Flat, ^{message about 800 Sq.ft.} being fully layout at the ^{month} present monthly rent of Rs.360/- p.m. in the premises No. P-112, Hemanta Mukherjee Saranee, Calcutta. - 700 029, alongwith undivided, impartiable and proportionate share in the land of the said premises, together with right to use common areas including main Entrance Passage, Staircase, Open Spaces, and so on alongwith other Flat Owner, and Occupier.

contd...p/7.

Sunil Kumar Karat

Page No.7

MEMO OF CONSIDERATION

RECEIVED from the PURCHASER a sum of Rs.2,90,000/- (Rupees Two Lacs Ninety Thousand Only) as full and final payment of consideration money in the following manner :

By Indian Currency

Rs.2,90,000=00

Rs.2,90,000=00
=====

(RUPEES TWO LACS NINETY THOUSAND ONLY)

Sunil Kumar Karati

SIGNATURE OF SUNIL KUMAR KARATI
VENDOR

WITNESSES:

1.

Shankar Roy
Advocate

P.B. CHAKRABARTY MAIN ROAD
CALCUTTA-700003 (3535569)

2.

Registered in
Doc No. 1000
Volume No. 1000
Page No. 1000
Being No. 1000
for the year 1997

DATED 11th DAY OF OCTOBER, 1996

S A L E D E E D

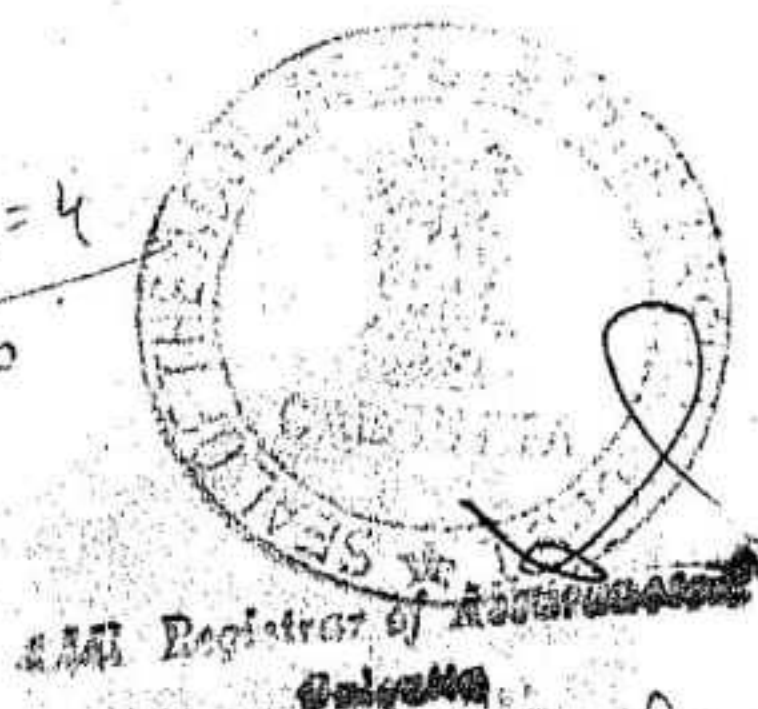
PROPERTY : First Floor at P-112, Hemanta Mukherjee Saranee, Calcutta - 700 029 alongwith undivided Proportionate Share in Land.

VENDOR : SRI SUNIL KUMAR KARATI

PURCHASER: SM. PARAMITA KARATI

P.S.
(20)
(12)

2+2=4
v.b.



Addl. Registrar of Assurances
Calcutta

SHANKAR ROY
Advocate

P-8, Beliaghata Main Road
Calcutta - 700 085. Phone : 350-5569