

06350/14

1-06677/14

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

FIFTY  
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

P 528017

9-16511/14

1455000

**DEED OF SALE**

**(VALUED AT RS.6,00,000/-)**

**(Rupees Six Lacs) only**

**THIS INDENTURE** is made this the 23<sup>rd</sup> day of July 2014,

(Two Thousand and fourteen) of the Christen era;

**BETWEEN**

For M/s. UJJAL AUDDY

*Ujjal*  
Proprietor

For M/s. UJJAL AUDDY

*Ujjal*  
Proprietor

25083

16 JUN 2014

No. KATAN PAB. Advocate  
 Sd/- to High Court, Calcutta  
 Address 6, Old Post Office Street  
 Room No 35, Kolkata-1  
 Rs. 500/- P.  
**ANJUSHREE BANERJEE**  
 L.S. VENDOR (O.S.)  
 HIGH COURT, KOLKATA-710 001

16 JUN 2014

*Anushree Banerjee*  
 AMIT MUKHERJEE  
 9A, Madan Mohan Lane,  
 Kolkata-700006  
 P.O. - Ancheri Street  
 S/O. Anushree Banerjee  
 Owner Business

For M/s. UJJAL AUDDY

*Ujjal*

Proprietor



ADDITIONAL REGISTRAR

AGENCY, HIGH COURT, KOLKATA

23 JUL 2014

M/s. UJJAL AUDDY

*Ujjal*

Proprietor

(1) **SHRI ASIT DAS @ ASIT HUDAYET**, (2) **SHRI ANUP DAS @ ANUP HUDAYET**, both sons of Late Bhabani Hudayet, both are by faith - Hindu, both are by occupation - Service, both are presently residing at 210/2A, Rai Bahadur Road, P.S.-Behala, Kolkata- 700 034 (3) **SMT SHILA HALDAR (DAS @ HUDAYET)**, wife of Shri Shankar Haldar and daughter of Late Bhabani Hudayet, by faith - Hindu, by occupation - Housewife, presently residing at 248, Rai Bahadur Road, P.S.-Behala, Kolkata- 700 034 (4) **SMT ILA MONDAL (DAS @ HUDAYET)**, wife of Late Dilip Mondal, and daughter of Late Bhabani Hudayet, by faith - Hindu, by occupation - Housewife, presently residing at Raspuj Mondal & Sardarpara & Military Camp, Raspuj, P.S.-Bishnupur, Kolkata 700 104, District- 24 Parganas (South), (5) **SMT MINATI DAS @ MINATI HUDAYET**, wife of Late Ashok Das @ Hudayet, by faith - Hindu, by occupation - Housewife, presently residing at KMC premises number 62, Kailash Pandit Lane, P.S.-Behala, Kolkata- 700 053 and (6) **SMT SOUMI DAS @ SOUMI HUDAYET**, daughter of Late Ashok Das @ Hudayet, by faith - Hindu, by occupation - service, presently residing at KMC premises number 62, Kailash Pandit Lane, P.S.-Behala, Kolkata- 700 053 and for Self and as constituted attorney on behalves of all the above persons named above- **SHRI SUMAN DAS @ SUMAN HUDAYET**, son of Late Ashok Das @ Hudayet, by faith - Hindu, by occupation - Service, presently residing at KMC premises number 62, Kailash Pandit Lane, P.S.-Behala, Kolkata- 700 053, hereinafter shall Jointly be called and referred to as the **"VENDORS/OWNERS"** (which term or expression shall unless excluded by or repugnant to the context shall to mean and include their heirs, successors, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

For M/s. UJJAL AUDDY

*[Signature]*  
Proprietor

SHRI SUMAN DAS @ SUMAN HUDAYET, son of Late Ashok Das @ Hudayet, by faith - Hindu, by occupation - Service, presently residing at KMC premises number 62, Kailash Pandit Lane, P.S.-Behala, Kolkata- 700 053, hereinafter shall Jointly be called and referred to as the "VENDORS/OWNERS" (which term or expression shall unless excluded by or repugnant to the context shall to mean and include their heirs, successors, executors, administrators, legal representatives and/or assigns) of the ONE PART.

For M/s. UJJAL AUDDY  
*[Signature]*  
Proprietor



Proprietor

**DR. V. JAYARAJ**

Poplar

ADDITIONAL REGISTRAR

23 JUL 2014

**AND**

**SRI AMAR ADDYA**, son of Late Ahindra Kumar Auddy, by faith- Hindu, by Occupation- Business, residing at 268/1, S.N.Roy Road, P.S.- Behala, Kolkata- 700 038 under the District- South 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject shall be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART** :

**WHEREAS** by an indenture dated 20<sup>th</sup> of September, 1954, Shri Shiba Krishna Ranju @ Ranjan son of Late Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South), out of his 4 Satak land along with a structure thereon together with common passage thereon, transferred and conveyed unto and to use of one Smt Nalini Manna, wife of Manmotho Nath Manna of Punja sahapur, P.S-Behala, 24 parganas (South), ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered on 22nd day of September, 1954, in the office of the Sub-Registrar at Behala, Alipore Dist.24 Parganas, recorded in Book No.1, Vol. No.26 from Page No.207 to Page No.210, as Being No.1780 for the year 1954.

For M/s. UJJAL AUDDY

*Ujjal Auddy*  
Proprietor

For M/s. UJJAL AUDDY  
SRI AMAR ADDYA, son of Late Ahindra Kumar Auddy, by faith- Hindu, by Occupation- Business, residing at 268/1, S.N.Roy Road, P.S.- Behala, Kolkata- 700 038 under the District- South 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject shall be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART** :

*Ujjal Auddy*  
Proprietor

**AND WHEREAS** Smt Bimala Hudayet died intestate on 08.11.1998 leaving behind her surviving her legal heirs namely- (1) Shri Ashok Das @ Hudayet (Son), (2) Shri Asit Das @ Hudayet, (Son)(3) Shri Anup Das @ Hudayet, (Son)(4) Shila Haldar (Das @ Hudayet) (Daughter) and (5) Smt Ila Mondal (Das @ Hudayet) (Daughter), as her inheritors in her place who inherited the said property each having undivided 1/5<sup>th</sup> share equally as per the Hindu Succession Act, 1956. Her husband Bhabani Hudayet predeceased her on 20.02.1988.

Proprietor

**Surakarta** 25/12/2014  
**DAFTAR MAHASISWA**  
 1. BUDI MAHAR, 2. BUDI PESTUNIA, 3. INTI MILIT, 4. SUSI MAHAR, 5. DHARMIHITA  
 6. DUDHAWI, 7. ER WADAT KUSUMAWATI, 8. BUDIYER MALLICA, 9. SULA  
 10. HUSNICA, 11. FAR ANDYA, 12. HANAFIYOK, 13. ALYAN GIBEL, 14. SUGEN JURNAL,  
 15. GASTOP SURINTA, 16. NINA BUNTAQ, 17. ELLISA DANERKA, 18. MYLORX GHEN,  
 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807.

W/2:U4/M:AUDDY

Proprietor



**AND WHEREAS** (1) Shri Ashok Das @ Hudayet (Son), (2) Shri Asit Das @ Hudayet, (Son)(3) Shri Anup Das @ Hudayet, (Son)(4) Shila Haldar (Das @ Hudayet) (Daughter) and (5) Smt Ila Mondal (Das @ Hudayet) (Daughter), thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid land together with common passage thereon was recorded as 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622 were paying municipal taxes regularly and enjoying the same free from all encumbrances.

**AND WHEREAS** Shri Ashok Das @ Hudayet died intestate on 22.04.2008 leaving behind him surviving his legal heirs namely- (1) Smt Minati Das @ Hudayet (Wife), (2) Shri Suman Das @ Hudayet, (Son) and (3) Smt Soumi Das @ Hudayet (Daughter), as his inheritors in his place who inherited  $1/5^{\text{th}}$  share of the said property each having undivided  $1/15^{\text{th}}$  share equally as per the Hindu Succession Act, 1956.

**AND WHEREAS** (1) Shri Asit Das @ Hudayet, (Son),(2) Shri Anup Das @ Hudayet, (Son)(3) Shila Haldar (Das @ Hudayet) (Daughter) and (4) Smt Ila Mondal (Das @ Hudayet) (Daughter), (5) Smt Minati Das @ Hudayet (Wife), (6) Shri Suman Das @ Hudayet, (Son) and (7) Smt Soumi Das @ Hudayet (Daughter), thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid land together with common passage thereon recorded as 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622 were paying municipal taxes regularly and enjoying the same free from all encumbrances, more fully and particularly described in the **FIRST SCHEDULE** hereunder written together with structure thereon (hereinafter referred to as the said **PROPERTY**)

Proprietor

For M/s. UJAL AUDDY

For M/s. UJAL AUDDY

Proprietor

For M/s. UJAL AUDDY  
Proprietor

For M/s. UJAL AUDDY  
Proprietor

**AND WHEREAS (1) SHRI ASIT DAS (2) SHRI ANUP DAS (3) SMT SHILA HALDAR and (4) SMT ILA MONDAL** were entitled to **ALL THAT** undivided 4/5<sup>th</sup> share of piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata-700053, being Assessee No. 411170600622. And the said property is free from all encumbrances, charges, liens, lispence, acquisitions, requisition, attachments, of whatsoever nature more fully described in the first schedule hereunder written.

**AND WHEREAS (5) SMT MINATI DAS and (6) SMT SOUMI DAS @ SOUMI HUDAYET** were entitled to **ALL THAT** undivided 2/15<sup>th</sup> share and (7) **SHRI SUMAN DAS** is entitled to undivided 1/15<sup>th</sup> share of piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban

For M/s. UJJAL AUDDY

Proprietor

M/s. UJJAL AUDDY



**AND WHEREAS** (1) **SHRI ASIT DAS**, (2) **SHRI ANUP DAS**, (3) **SMT SHILA HALDAR**, (4) **SMT ILA MONDAL**, (5) **SMT MINATI DAS** and (6) **SMT SOUMI DAS @ SOUMI HUDAYET** the Owners herein, being busy, constituted and nominated - **Shri Suman Das** as their lawful Attorney to manage the state of affairs and to do and caused to be done all acts, deeds, things and matter on their behalves which they personally could do for their joint undivided 14/15<sup>th</sup> share of **ALL THAT** piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a Tiled Shed approximately 300 sft thereon together with common passage thereon situated at Mouja- Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622. The Owners under serial number 1 to 6 above shall ratify all acts, deeds, things and matter lawfully done by their attorney. The General Power of Attorney was signed and executed by all the Owners named under Sl. Nos 1 to 6 above and registered at the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded

Proprietor

17. JAMES AUGOV  
 18. *James*  
 19. *James*

in Book No.- IV, C.D. Vol. No.-3 from Page No.-3538 to Page No.-3553, as Being No. 01573 for the year 2014.

**AND WHEREAS** the said Vendors under serial number 1 to 7 have fallen in dire need of Cash money and declared to sell the said plot of land measuring an area of 01 Kathas 0 Chittaks 0 Sq.ft. more or less together with structure thereon as more fully and particularly described in the schedule hereunder written and on coming to know such desire and intention of the Vendors, the Purchaser hereto approached the Vendors and offered to purchase the aforesaid land, at and for the lump sum price or consideration of Rs. 6,00,000/- (Rupees Six Lacs) only, which the Vendors accepted and agreed to sell the aforesaid land at and for the said price or consideration, unto and in favour of the Purchaser herein, free from all encumbrances and witnesseth by these presents.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs. 6,00,000/- (Rupees Six Lacs) only, being the full and final price or consideration of the said property, truly paid by the Purchaser to the Vendors ( the receipt whereof the Vendors doth hereby as well as by the receipt of the same hereunder written admit and acknowledge and from the same and every part thereof do hereby acquit, release, discharge and for ever exonerate the Purchaser as well as the said property hereby granted, sold, and conveyed ) the Vendors do hereby convey, grant, sell, transfer, assign and assure unto and in favour of the Purchaser for ever and for good **ALL THAT** piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a Tiled Shed approximately 100 sq ft Kuchha structure thereon together with common

For M/s. UJJAL AUDDY

*[Signature]*  
Proprietor

M/s. UJJAL AUDDY

*[Signature]*  
Proprietor



For Mrs. UJJAL AUDDY

Proprietor:

*Jay*



way appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenances thereof AND all deeds, documents, pattahs, muniments, writing and evidences of title which in any way relate to the said property or any part or parcel thereof and which now are hereafter shall or may be in the custody, power or possession or enjoyment of the Vendors, their heirs, executors, administrators, or representatives or any persons from whom they can or may procure the same without any action or suit at law or in equity **AND TO HAVE AND TO HOLD** own, possess and absolutely enjoy the said sali land or any part thereof hereby granted, Sold, conveyed and transferred or expressed or intended so to be **TOGETHER WITH** all other rights manner and appurtenances belonging thereto respectively unto and in favour of and to the use and enjoyment of the Purchaser absolutely forever and for good, free from all encumbrances, liens, mortgage, charges, lispendens, liabilities whatsoever subject to the payments of rents, rates and taxes to the appropriate authority or authorities concerned **AND FURTHER** that the Vendors shall from time to time and at all times hereafter save harmless and keep indemnified repaying the Purchaser for the amount of consideration hereunder written, from and against all actions, losses, damages, expenses, claims and demands whatsoever in respect of the said property hereby granted, conveyed, transferred by these presents, unto and in favour of the Purchaser and henceforth the Purchaser shall have every right, power, and authority to take possession of the said property and to enjoy the same peaceably, quietly, free and clear, freely and clearly, without any

For M/s. UJJAL AUDDY

*Jey.*  
Proprietor

lawful eviction or interruption, from any comer and also to use and enjoy the said property and every part thereof along with his legal heirs,

M/s. UJJAL AUDDY

*Jey.*  
Proprietor

For and on behalf of  
SALU KANNA, SHYAM KANNA, RUPA KANNA, T. K. KANNA,  
DEV. MOUSUMI DEY, KANAKA MOHINI BANIK, BIDYUT K. HALDAR, SOHA  
MALLICK, KANAKA KANNA, USHA KANNA, KANAKA KANNA, KANAKA KANNA,  
KUTAN KANNA, KANAKA KANNA, KANAKA KANNA, KANAKA KANNA,  
As Commissionary

without any interruption or obstruction from the part of the Vendors or any person or persons related to them or in trust for the Vendors, as the Purchaser reasonably require.

AND the Vendors doth hereby state and declare that Notwithstanding having done by the Vendors or their predecessors-in-title contrary the Vendors have good right, full power, absolute authority, and indefeasible title to the said scheduled below property and they have absolute right and authority to sell the said property to the Purchaser and the same is free from all encumbrances, charge, liens, or lispendens whatsoever, and that the said property is neither acquisitioned or proposed to be requisitioned by the Government nor the same is under any scheme of the K.M.D.A, Municipal Authority or any other civic body and the Vendors have good right, full power, absolute authority and indefeasible title to sell the said property which is hereby sold, transferred and conveyed or expressed or intended so to be unto and in favour of the Purchaser forever and for good. By this deed of conveyance, the Purchaser will have right to transfer and to sell the property to any other persons without any hindrance.

**AND FURTHER** the Vendors doth hereby further covenant with the Purchaser that the Purchaser hereafter shall have every right, power, authority and liberty to get his name mutated and or recorded with the any appropriate authority concerned and to that effect, if necessary, the

For M/s. UJJAL AGROVENDORS shall cooperate with the Purchaser in all respect at the cost of the  
 by Purchaser herein and the Vendors shall and will from time and at all times  
 Proprietor hereafter at the costs and request of the Purchaser shall do or cause to

be done or executed all such acts, deeds, matters and things whatsoever  
for further perfectly, effectually or satisfactorily granting, transferring and

M/s. UJJALAUDDY  
- *Ujjal*  
Proprietor

be done or executed for further performance.

— **1999** —

**ALL THAT** undivided piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a kuchha structure measuring 100 sq.ft more or less thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622 together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, which is more specifically delineated in the sketch map or plan depicted in RED border lines attached hereto, being the part of these presents and The said property is butted and bounded in the manner as follows :-

ON THE NORTH: Tank of Rajani Kanta Paul.

ON THE EAST: 5' wide Common Passage

ON THE WEST: Land of Palash Mullick

**ON THE WEST:**  
WALLACE JAMES JR., VERNANTIA, TAYLOR MATHIS, SURETH JUNGVAL,  
CAROLAN SPINALETTI, KIMBERLY CORTINA, BRIGOLEA SANTANA & RANDI FOXHORN  
Ad Council/City of Chicago

AKA: UJAL AUDDY

Proprietor



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

SIGNED, SEALED AND DELIVERED

At Kolkata, in presence of WITNESSES:

1. *[Signature]*  
 RA, M. M. Law  
 Col - 6  
 P. S. Subast & Co.

For Self and as Constituted Attorney  
 for and on behalves of (1) SHRI ASIT DAS,  
 (2) SHRI ANUP DAS, (3) SMT SHILA HALDAR,  
 (4) SMT ILA MONDAL, (5) SMT MINATI DAS  
 and (6) SMT SOUMI DAS

SIGNATURE OF THE VENDORS

*[Signature]*  
 2. Soumi Das

46 Kailash Pandit Lane  
 Kolkata - 53.

*[Signature]*  
SIGNATURE OF THE PURCHASER  
 PAN - ADAPA9305R.

Drafted by me

*[Signature]*  
 Advocate  
 High Court, Calcutta.

For M/s. UJJAL AUDDY

*[Signature]*  
 Proprietor

For and on behalf of  
 SHRI ASIT DAS, SHRI ANUP DAS, SMT SHILA HALDAR, SMT ILA MONDAL, SMT MINATI DAS, SMT SOUMI DAS  
 and on behalf of  
 M/s. UJJAL AUDDY

*[Signature]*  
 Proprietor

MEMO

..... Rs. 5, 00,000/-

Total Rs. 6, 00,000/-

WITNESSES:-

1. Sant. McKenzi

Scanned with

For Self and as Constituted Attorney  
for and on behalves of (1) SHRI ASIT DAS,  
(2) SHRI ANUP DAS, (3) SMT SHILA HALDAR,  
(4) SMT ILA MONDAL, (5) SMT MINATI DAS  
(6) ~~SOUMI DAS~~ and (6) ~~SMT ILA MONDAL~~

**SIGNATURE OF THE VENDORS**

Buyit Sen  
C/o S. S. Das  
76, K. P. Lane.  
KOL - 51.

For M/s. UJJAL AUDDY

Jey  
Proprietor



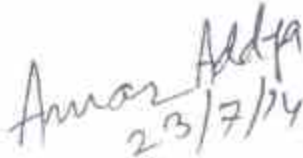
[illegible]

MR. GILL AUDDY




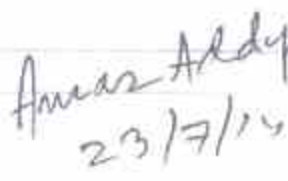
Proprietor

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 06350 / 2014, Deed No. (Book - I , 06679/2014)**

**I . Signature of the Presentant**

| Name of the Presentant   | Photo   | Finger Print  | Signature with date  |
|--|---|---|--|
| Amar Addya<br>268/1, S. N. Roy Road,<br>Kolkata, Thana:-Behala,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700038 | <br><br>23/07/2014 | <br><br>LTI<br>23/07/2014 | <br>23/7/14 |

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

| Sl No. | Admission of Execution By  | Status                  | Photo   | Finger Print  | Signature   |
|--------|--|-------------------------|---|---|---|
| 1      | Suman Das<br>Address -62, Kailash Pandit<br>Lane, Kolkata, Thana:-Behala,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700053   | Self and as<br>Attorney | <br><br>23/07/2014   | <br><br>LTI<br>23/07/2014   | <br>23/7/14  |
| 2      | Amar Addya<br>Address -268/1, S. N. Roy<br>Road, Kolkata,<br>Thana:-Behala,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700038 | Self                    | <br><br>23/07/2014 | <br><br>LTI<br>23/07/2014 | <br>23/7/14 |

**Name of Identifier of above Person(s)**

Amit Mukherjee  
 9 A, Madan Mitra Lane, Kolkata, Thana:-Amherst  
 Street, District:-Kolkata, WEST BENGAL, India, Pin  
 :-700006

**Signature of Identifier with Date**

  
 23/7/14

For M/s. UJJAL AUDDY

  
 Proprietor

Ujjal Auddy  
 Proprietor



ADDITIONAL REGISTRAR  
 OF ASSURANCES, KOLKATA  
 23 JUL 2014

(Dinabandhu Roy)  
 ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA  
 Office of the A.R.A. - I KOLKATA





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

**Endorsement For Deed Number : I - 06679 of 2014  
(Serial No. 06350 of 2014 and Query No. 1901L000016511 of 2014)**

**On 23/07/2014**

**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. 16092.00/-, on 23/07/2014

( Under Article : A(1) = 15994/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 23/07/2014 )

**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.-14,55,000/-

Certified that the required stamp duty of this document is Rs.- 87320 /- and the Stamp duty paid as Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 235259, Draft Date 22/07/2014, Bank : State Bank of India, TOLLYGUNGE CIRCULAR RD, received on 23/07/2014
2. Rs. 38300/- is paid , by the draft number 235260, Draft Date 22/07/2014, Bank : State Bank of India, TOLLYGUNGE CIRCULAR RD, received on 23/07/2014

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

Presented for registration at 13.54 hrs on :23/07/2014, at the Office of the A.R.A. - I KOLKATA by Amar Addya Claimant.

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

Execution is admitted on 23/07/2014 by

1. Suman Das Alias Suman Hudayet, son of Lt. Ashok Das @ Hudayet , 62, Kailash Pandit Lane, Kolkata, Thana-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Service
2. Amar Addya, son of Lt. Ahindra Kumar Auddy , 268/1, S. N. Roy Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038, By Caste Hindu, By Profession : Business

Identified By Amit Mukherjee, son of Asit Ranjan Mukherjee, 9 A, Madan Mitra Lane, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste:-Hindu, By Profession:-Business

For M/s. UJJAL AUDDY

Proprietor

M/s. UJJAL AUDDY

Proprietor





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

**Endorsement For Deed Number : I - 06679 of 2014**  
**(Serial No. 06350 of 2014 and Query No. 1901L000016511 of 2014)**

**Executed by Attorney**

Execution by

1. Suman Das alias Suman Hudayet, son of Lt. Ashok Das @ Hudayet, 62, Kailash Pandit Lane, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053 By Caste Hindu By Profession: Service, as the constituted attorney of 1. Asit Das alias Asit Hudayet 2. Anup Das alias Anup Hudayet 3. Shila Halder ( Das @ Hudayet ) 4. Ila Mondal ( Das @ Hudayet ) 5. Minati Das alias Minati Hudayet 6. Soumi Das alias Soumi Hudayet is admitted by him.

Identified By Amit Mukherjee, son of Asit Ranjan Mukherjee, 9 A, Madan Mitra Lane, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession: Business.

( Dinabandhu Roy )  
 ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

For M/s. UJJAL AUDDY  
 SAILU BANERJEE, SACHIN BANERJEE, DEBIPRITY, BASU BANERJEE, SHANMUKHA  
 DEY, NITYANWES, BASAN CHANDRAN, BIDUT KR. MALLICK, DOLA  
 MALLICK, ANURADHA, UJJA KATTA, KUSHI, SACHIN, SURESH, UJJA KATTA,  
 SUTAM BANERJEE, ASHRI BANERJEE, BIDUL BANERJEE & MANCHAKRISHN  
 As Constituent(s)

M/s. UJJAL AUDDY

*Ujjal*  
 Proprietor

For M/s. UJJAL AUDDY

*Ujjal*  
 Proprietor





















**ADDITIONAL REGISTRAR**  
**OF ASSURANCE-I OF KOLKATA**

**23 JUL 2014**

( Dinabandhu Roy )

**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**

**SPECIMEN FORM FOR TEN FINGER PRINTS**

| PHOTO   |                   | Little  | Ring  | Middle   | Fore  | Thumb   |
|---|-------------------|---|---|--|---|---|
|   |                   | (Left Hand)   |   |  |   |   |
|   |                   | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                   | (Right Hand)  |   |  |   |   |
|    | <i>Bhiman B.</i>  |    |    |   |    |    |
|   |                   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   |                   | (Left Hand)   |   |  |   |   |
|   |                   |   |   |   |   |   |
|   |                   | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                   | (Right Hand)  |   |  |   |   |
|  | <i>Amar Addya</i> |  |  |  |  |  |
|   |                   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   |                   | (Left Hand)   |   |  |   |   |
|   |                   |  |  |  |  |  |
|   |                   | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                   | (Right Hand)  |   |  |   |   |
|  | <i>Amar Addya</i> |  |  |  |  |  |
|   |                   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   |                   | (Left Hand)   |   |  |   |   |
|   |                   |  |  |  |  |  |
|   |                   | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                   | (Right Hand)  |   |  |   |   |
|  | <i>Amar Addya</i> |  |  |  |  |  |
|   |                   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   |                   | (Left Hand)   |   |  |   |   |
|   |                   |  |  |  |  |  |
|   |                   | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                   | (Right Hand)  |   |  |   |   |



EXISTING PLAN OF LAND & KUCHCHA STRUCTURE LYING & SITUATED AT MULLA- PUNIA SAHAPUR, PARGANA- MAGURA, J.L.NO -9, R.S NO.180, C.S.KH.NO.150/12  
R.S.DAG NO. 206/1458, R.S.KH.NO -1199 WITHIN THE JURISDICTION OF P.S.- BEHALA, DISTRICT- 24 PARGANAS (SOUTH), PRESENTLY KNOWN & DEMARCATED  
AS PREISES NO. 62, KAILASH PANDIT LANE, WITHIN WARD NO. 117 OF BOROUGH NO.-XIII OF THE KOLKATA MUNICIPAL CORPORATION (S. S. UNIT), KOLKATA- 700 053.

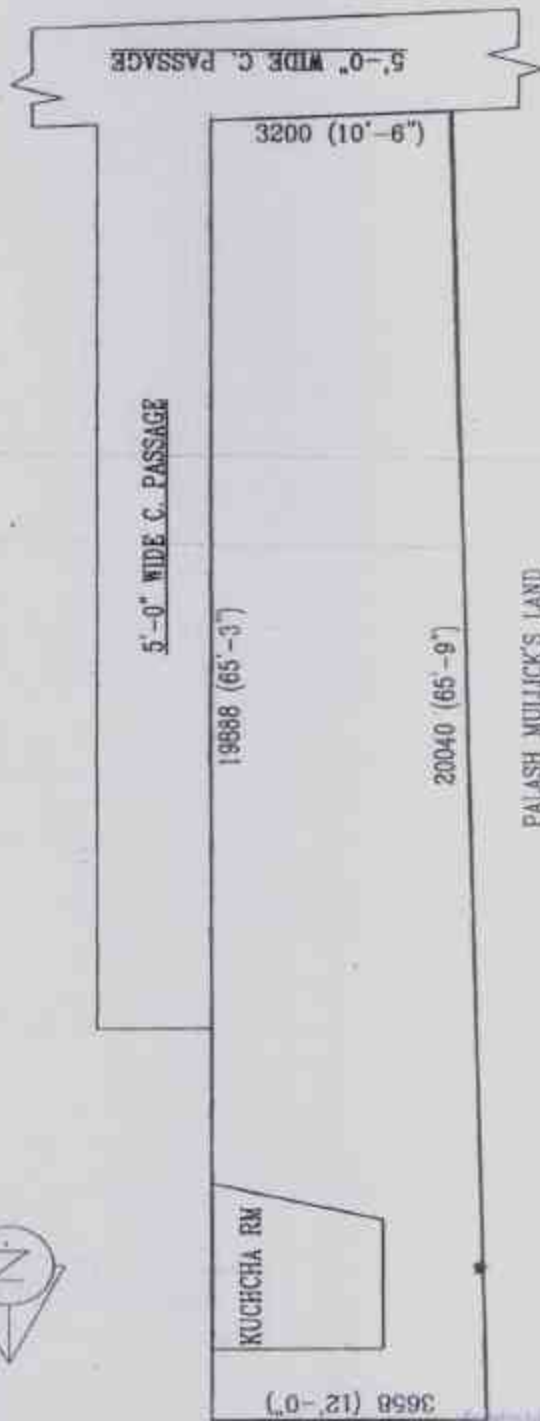
AREA OF LAND - 1 (ONE) COTTAH 0 (ZERO) CHITACKS 0 (ZERO) SQ. FTS = 720 SQ. FTS MORE OR LESS  
AREA OF KUCHCHA STRUCTURE - 100 SQ. FTS

SCALE - 1: 100

For M/s. UJJAL AUDDY  
*Ujjal*  
Proprietor



KMC PRE NO.76, K.P.LANE



RAJANI KANTA PAUL'S TANK

*Suman Das*

SUMAN DAS  
CONSTITUTED ATTORNEY ON BEHALVES OF ASIT DAS  
For SELF & AS  
ANUP DAS SHILA HALDER, ILA MONDAL, MINATI DAS & SOUMI DAS

*Ujjal*  
Proprietor

*Amar Adya*

VENDORS

PURCHASER

## 4



4/8/14

Proprietor

Mrs. U.S. AL. AUDOY  
Jury -  
Proprietor

AL AUDOY  
Jury -  
Proprietor