

④ 女

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

**₹.1000**

ONE THOUSAND RUPEES

**Rs.1000**

১৮  
১৯৭৫ পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL ৫১  
১৯৭৫ ১২/১২/৭৫ B 134343  
৪০) ২০৮  
৪০১) ২০৮  
৪০২) ২০৮

V.C. N1, 120/2007 B 134343

800 250L  
 9621 200/L  
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 11,450L  
 120

11,450L  
 120

Admissible under Rule 21 of W.B. Regn.  
Rules, 1927, under the Indian Stamp  
Act, 1899 and by Act II of 1932  
& Act 1924 of the State  
Improvement of the old stamp Act  
duty paid under the Indian Stamp Act  
1899 of Amended in 1904 Rs. 22.50

Received the deficit Stamp duty Rs. 30170/-  
has been paid to M. Chakraborty  
w/s dt and AT P.O. V. L. A-1-1998  
and the amount is duly stamped by  
M/s. 69-864403 dt 13-3-07  
Chennai. No. 69-864403 dt 15-3-07

District Sub-Registrar  
 Alipore, South 24 Parganas  
 DEED

Coll. 24 3 41 11.47  
South 24 Park 115. 11.18  
15.03.07

# DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE, made this 14<sup>th</sup> day of MARCH Two

Thousand and Seven (2007)

BY AND BETWEEN

(1) SMT. MINATI GHOSAL, wife of Late Nitya Gopal Ghosal, by faith—Hindu,  
by occupation—Housewife, residing at 69T/6, Prince Bakhtar Shah Road,





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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P.S. Charu Market, Kolkata-700033, (2) SMT. MITHUA MUKHERJEE, wife of Sri Sankar Mukherjee, (3) SMT. MUNMUN BANERJEE, wife of Sri Indranil Banerjee and (4) SMT. MOLLY MISHRA, wife of Sri Subhash Mishra, by faith -Hindu, by occupation -Housewife, residing at 47B, Central Road, 1<sup>st</sup> Floor, P.S. Jadavpur,



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Kolkata-700032, hereinafter called and referred to for the sake of brevity as the "OWNERS/ VENDORS" represented by their nominated and appointed Constituted Attorney SMT. MINATI GHOSAL, wife of Late Nitya Gopal Ghosal, by faith – Hindu, by occupation – Housewife, residing at 69T/6, Prince Baktiar Shah Road,





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P.S. Charumarket, Kolkata-700033. by virtue of a registered GENERAL POWER OF ATTORNEY dated 24.03.2003 registered at the office of Sub- Registrar, Alipore, District 24-Parganas (South) and recorded in its Book No. IV, Volume No. 10, pages 211 to 221, Being No. 00381 for the year 2003, hereinafter called and referred



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to for the sake of brevity as the "OWNERS/CONSTITUTED ATTORNEY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.



## AND

SRI MAINAK CHAKRABORTY son of Late Sarva Kumar Chakraborty, by faith - Hindu, occupation - Business, residing at 111/L/F, Raja S.C. Mullick Road, P.S. - Jadavpur, Kolkata - 700047, hereinafter referred to and called as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, legal representatives, administrators and assigns etc) of the OTHER PART.

WHEREAS:

- A. One Sri Debendra Nath De Sarkar was seized and possessed of bastu land measuring 0.39 satak comprising Dag No. 359, Khatian No. 280, I.L. No. 28, in Mouza - Baishnabghata in the District of 24-Parganas
- B. A Deed of Trust was registered in the name of Sri Ramanath Dey Sarkar, Religious Charitable trust on 19<sup>th</sup> December, 1953 comprising Dag No. 359, wherein trustees were appointed such as Sri Khagendra Nath Dey Sarkar, Sri Sachindra Nath Dey Sarkar, Sri Samarendra Nath Dey Sarkar and Sri Narendra Nath Dey Sarkar, who also appointed as managing committee members of trustees.
- C. The three out of five managing committee members of the trustees, Sri Khagendra Dey Sarkar, Sri Sachindra Nath Dey Sarkar, Sri Samarendra Nath Dey Sarkar, expressed their inability to perform their duties as trustees. Hence they were substituted by Sri Pranabendra Nath Dey Sarkar, Sri Dhirendra Nath Dey Sarkar and Sri Birendra Nath Dey Sarkar by a resolution taken by the trustees unanimously.

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- D. Smt. Aleya Dey Sarkar, wife of Sri Harendra Nath Dey Sarkar who was one of the members of the managing committee, was also elected as a member of the managing committee member in place of her husband since his death.
- E. As per the constitution of the said Sri Rama Nath Dey Sarkar Religious Charitable Trust, the managing committee of the trustees were empowered in all sorts of sale, lease and transfer of the said trust property.
- F. For the development of the said trust the managing committee of the trustees made a resolution on 1<sup>st</sup> March, 1970 to sell a part of the land which was accepted by Sri Nitya Gopal Ghosal to purchase measuring 02 (two) Cottahs 09 (nine) Chittacks and 22 (twenty two) sq. ft.
- G. The Managing committee of the Trust of Rama Nath Dey Sarkar Religious Charitable Trust sold, transferred, conveyed to Sri Nitya Gopal Ghosh on 13<sup>th</sup> April, 1970 by virtue of a registered Deed of Conveyance registered at the office of District Sub-Registrar, 24-Parganas, Alipore, recorded in Book No. I, Volume No. 51, Pages 67 to 73. Being No. 1433 for the year 1970 with a consideration mentioned therein.
- H. Sri Nitya Gopal Ghosal was a lawful owner of the said land of premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata - 700047 and was seized and possessed of or otherwise well and sufficiently entitled to the messuages, tenements, lands, hereditaments and premises as an absolute and indefeasible and premises as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and recorded his name in respect of the said land being premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata - 700047 and paid necessary taxes thereof, Holding the Assessee No. 21-100-08-0136-9



- I. The said Sri Nitya Gopal Ghosal constructed and erected two storied building on the said land being premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata - 700047 as per sanction plan vide Plan No. 110 dated 18.06.1970 and living and enjoying there peacefully with his family.
- J. The said Sri Nitya Gopal Ghosal died intestate leaving behind him his wife Smt. Minati Ghosal and three daughters namely (1) Smt. Mithu Mukherjee, (2) Smt. Munmun Banerjee and (3) Smt. Molly Mishra as the legal heirs and successors.
- K. The said successors of Late Nitya Gopal Ghosal became the joint owners of the land with two storeyed building standing thereon being premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata - 700047, known as 121/1/F, Raja S.C. Mullick Road, recorded their names in the records of the Kolkata Municipal Corporation as the joint owners in respect of the said land with two storeyed structure standing thereon and paid necessary taxes thereof.
- L. The owners therein seized & possessed of otherwise well and sufficiently entitled to ALL THOSE piece and parcels of all flats in the said building being premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata - 700047, known as 121/1/F, Raja S.C. Mullick Road.
- M. The Purchaser herein, being very old tenant of the back portion of the ground floor flat, have agreed to purchase the said flat at the Ground Floor, Back side an area measuring more or less 586 sq. ft. super built up in the newly constructed two storeyed building being premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata -



700047, known as 121/1/F, Raja S.C. Mullick Road, together with undivided proportionate share of land inclusive right of user of the common areas and facilities on the terms and conditions is morefully and specifically described in the THIRD SCHEDULE hereinafter written.

- N. The Owners herein has mutually and orally agreed upon with the Purchaser to sell the Flat on the **Ground Floor, Back side** an area measuring more or less 586 sq. ft. super built up consisting of 01 (one) bed room, 01 (one) dining-cum-drawing room, (one) kitchen, 01 (one) privy in the said two storeyed building being premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata - 700047, known as 121/1/F, Raja S.C. Mullick Road, together with undivided proportionate share of land mentioned specifically in the SECOND SCHEDULE hereinafter written and delineated with the "RED" border line in the plan attach herewith inclusive common use with right of easement and the common amenities pertaining to the said Flat which is described in the THIRD SCHEDULE hereinafter written.
- O. The Purchaser herein having duly inspected the title deeds and documents of the Owner relating to the said premises and also the sanction plan and having satisfied themselves with regard thereto and also in respect of areas, dimensions, measurements, specifications and other details whatsoever concerning the said flat the Purchaser agreed to acquire all that flat at the Ground floor, Back side of the said building morefully and specifically described in the Second Schedule hereunder written for the consideration and on the terms and conditions hereinafter stated.
- P. The Owners have declare to sale and the Purchaser agreed to purchase the aforesaid residential flat at the Ground floor, Back side of the building of the said premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas

(South), Kolkata -700047, known as 121/1/F, Raja S.C. Mullick Road, covering an area of 586 sq. ft. super built-up be the same a little more or less which is fully described in the Second Schedule herein, consisting of 01 (one) bed room, 01 (one) dining-cum-drawing room, 01 (one) kitchen, 01 (one) Privy, together with undivided proportionate share of land mentioned in the First Schedule which i.e. morefully and specifically described in Second Schedule herein along with common use with right of easement and the common amenities pertaining to the said flat which is described in the Third Schedule herein on the basis of "own your own flat Scheme" free from all encumbrances whatsoever at or for total consideration of price of Rs.2,00,000/- (Rupees Two Lakh) only.

Q. Accordingly the Owners /Developers have agreed to convey and transfer to the Purchaser a flat at Ground floor, Back side an area measuring 586 sq. ft. (super built-up) consisting 01 (one) bed room, 01 (one) dining-cum-drawing room, 01 (one) kitchen, 01 (one) Privy, along with undivided proportionate share of land mentioned in the First Schedule which is morefully and specifically described in the Second Schedule herein below and delineated with the "RED" border line in the plan annexed herewith together with common facilities as described in the Third Schedule herein below.

R. In the premises the Purchaser called upon the Owners/Developers to execute a conveyance in respect of the said flat in favour of the Purchaser which the Owners have agreed to do in the manner as herein after appearing.

NOW THIS INDENTURE WITNESSETH AND RECORD that in pursuance of the and in consideration of sum of Rs.2,00,000/- (Rupees Two Lakh) only for the lawful money of the Union of India well and truly paid by the Purchaser to the



Owners being the cost in respect of the said flat at the Ground floor, Back side together with undivided proportionate share of land (the receipt whereof the Owners respectively doth hereby as also by the separate receipt hereunder written admits and acknowledges) and of and from the payment for the same forever release and discharge absolutely the Purchaser and the said Back side, Flat on the Ground Floor together with undivided proportionate share in the land underneath the said Flat together with whatsoever easements right of the common areas (except bar space and side space i.e. as per law of the Authority bar space commonly with the other co-owners) the Vendors doth hereby grant, transfer, convey and assign and assure unto the Purchaser ALL THAT the said Flat and spaces along with the said Flat described in the SECOND SCHEDULE hereunder written of the said Building together with the undivided impartible share in the land underneath the said Flat and common area fully described in the schedule hereunder written TOGETHER WITH the exclusive right in favour of the Purchaser to further make beautification work at their own cost of the said Flat within the said demarcated space along with the said Flat in the manner also in described in the SECOND SCHEDULE TOGETHERWITH the proportionate share of common parts in common with other Purchaser of the said Building in the manner described in the THIRD SCHEDULE hereunder written and also the right to own use and occupy the said flat and the common parts in common with other co-sharers of the said Building and also all rights, benefits, advantages, claims and demands TO HAVE AND TO HOLD AND ENJOY the said Flat AND also all rights in common in the common parts and for beneficial use and enjoyment of the said flat demarcated space and the said undivided proportionate share of land AND reversions, remainder or remainders and the rents, issues and profits of and in connection with the said flat together with the said undivided proportionate share of land AND all the estate, right, title, interest, property, claim and demand whatsoever of the Vendors in respect of the said flat and the said undivided share of land and all other rights and properties hereby granted, transferred, sold, conveyed, assigned and assured

claims or demands whatsoever from or by the Vendors which is freed and cleared from and against all manner of encumbrances, trusts, liens and attachments whatsoever save only those as are herein expressed.

iii) The Vendors will from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts, deeds and things whatsoever for further better or more perfectly assuring the said flat and undivided proportionate share of Land together with the rights hereby granted, unto the Purchaser and in the manner aforesaid.

iv) The said flat and together with undivided share of land and all other properties and rights hereby transferred are free from all encumbrances, attachments, liens, lispendences, whatsoever made or suffered by the Vendors & Constituted Attorney including payment of all final bills of Contractors, Engineers and Architects and Suppliers or their predecessors-in-title or any person or persons lawfully and equitable claiming as aforesaid.

v) The Vendors will unless prevented by fire or other irresistible force from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser produce and cause to be produced to the Purchaser or his Attorneys or Agents or before or in any Court, Tribunal, Board or Authority or Firm for inspection or otherwise as occasion shall require the title deeds and documents and muniments in connection with the premises and also shall at their like request and cost of the Purchaser deliver to the Purchaser such attested or other copies or extracts from the same or any of them as the Purchaser may require and will in the mean time unless prevented as aforesaid keep the same safe unobliterated and uncanceled.



vi) The Vendors will not do anything or make and grant whereby the rights of the Purchaser hereunder may be prejudicially effected and shall do all acts -and may be necessary or assure the rights, available to the Purchaser as a Purchaser and as a co-owners hereunder from the other co-owners.

vii) The Vendors will duly fulfill and perform all their obligations and covenants elsewhere herein expressly contained.

HENCE, the Purchaser will have the absolute right to transfer by way of Sale, Mortgage, Rent/Lease and/or Gift of the SECOND SCHEDULE property along with the right of other Schedules to any person or persons and also charge the same in whatsoever manner and neither the Vendors/Developers nor co-owners shall have any right to obstruct for the same.

THE PURCHASER DOETH HEREBY DECLARE AND COVENANT WITH THE VENDORS AS FOLLOWS :-

i) That the Purchaser at his own cost shall make beautification work or minor work or cause to be further make beautification works or minor works of the said Flat and the common parts proportionately and shall bear and pay all costs and expenses on such account.

ii) The Purchaser shall observe, fulfill and perform the covenants hereunder written and shall regularly pay and discharge all taxes and impositions for the said Flat wholly and common expenses proportionately and all other outgoings in connection with the said Flat wholly and the said Building proportionately.

iii) The Purchaser have received possession of the said Flat and they will not raise any other or further claim for the same. The Purchaser declare that they are fully satisfied with the construction work, materials, specifications and electrification, water connection whatsoever and henceforth will never claim or demand for any repair patch work, for doors and windows or whatsoever works and the Vendors will not be liable for any work henceforth, save and except, any major repair/ renovation which may occur/require due to constructional/ installation defect for which the Vendors may be held liable.

iv) The Purchaser will not for any reason whatsoever obstruct the Vendors in his transferring the land and/or parts thereof or any other flat or flats or other portions of the said Building and/or space or spaces (except any common areas or spaces mentioned in the THIRD SCHEDULE with super structures/flat to any person or persons like manner of the Purchaser.

v) The Purchaser agree that the space/common space shall be used commonly with the other co-owners of the said premises.

vi) The Purchaser also agree that the ultimate roof shall be used commonly with other co-owners /co-occupiers of the residential Office units of the said premises and the maintenance of the said ultimate roof only to be proportionately borne by the Purchaser with other co-owners/co-occupiers.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 02 (two) Cottahs 09 (nine) Chittacks 22 (twenty two) sq. ft. be the same a little more or less with two storeyed building standing thereon constructed in the year 1970 vide plan No. 110 dated 18.06.1970



comprised in Khatian No. 280, Dag No. 359, Mouza – Baishnabghata, J.L. No. 28, P.S. Jadavpur, Kolkata – 700047, being premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata – 700047, known as 121/1/F, Raja S.C. Mullick Road, within the limits of the Kolkata Municipal Corporation Ward No. 100 the said premises is butted and bounded as follows :-

|                     |   |                            |
|---------------------|---|----------------------------|
| <u>ON THE NORTH</u> | : | Land of Md. Momina Bibi.   |
| <u>ON THE SOUTH</u> | : | House of Smt. Santi Sarkar |
| <u>ON THE EAST</u>  | : | Plot of 366.               |
| <u>ON THE WEST</u>  | : | 12' wide C.M.C. Road.      |

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT the Flat in the Ground floor, Back Side being measuring about 586 sq. ft. super built up area a little more or less consisting of 01 (one) bed room, 01 (one) dining-cum-drawing room, 01 (one) kitchen, 01 (one) Privy, together with undivided proportionate share of land and equal right of roof and common facilities described in Third Schedule herein below lying and situate at premises No. 24/2, Baishnabghata Lane, P.S. Jadavpur, 24-Parganas (South), Kolkata – 700047, known as 121/1/F, Raja S.C. Mullick Road, known as 121/1/F, Raja S.C. Mullick Road, within the limit of Kolkata Municipal Corporation Ward No. 100, marked "RED" border in the plan annexed herewith.

THE THIRD SCHEDULE ABOVE REFERRED TO  
(COMMON PARTS/PORTIONS)

- 1) Entrance and exists of the Building.

- 2) Boundary walls and Main Gate.
- 3) All drainage and sewerage lines and other installations (except only those installed within the exclusive area of any flat and/or exclusively for its use).
- 4) Stair case, lobbies on all the floors, including installations.
- 5) Electric installations, sub-station and electrical wiring and other fittings (excluding only those installed within the exclusive area of any flat and/or exclusively for its use).
- 6) Water pump, water pump space, water reservoir, over head water tank, together with all common plumbing installations for carriage of water (save only those exclusively within and for the exclusive use of any flat). Septic tank proportionate spaces around the Building, Stair case, landing and terrace Room.
- 7) Such other common parts, areas, equipment's, installations, fittings, fixtures and spaces in or about the land and the Building as may be necessary for passage to and/or user the Flat in common by the co-owners.
- 8) Common Passage/Path Drive way, on the Front Side, back side and other sides which required to be kept open to sky at all times without any obstruction and to be used commonly with all the co-owners of the premises without any obstruction.
- 9) Ultimate roof right of the Building commonly with other co-owners/residential units of the said premises and the maintenance of the said ultimate roof to be proportionately borne by the Purchaser with other co-owners/ co-occupiers.



- 10) Proportionate right and benefits of the sanctioned Plan No. 110 dated 18.06.1970., sanctioned by the then Kolkata Municipal Corporation.

THE FOURTH SCHEDULE ABOVE REFERRED TO:  
(PURCHASER RIGHT)

The Purchaser shall be entitled to all privileges and rights including rights in vertical and lateral supports, easements, quasi-easements, appendages and appurtenances, whatsoever belonging to the said Flat or otherwise intended to be held, used or appertaining thereto and hereinafter more fully specified except and reserving unto and Vendors and/or any other person deriving title from their rights, easements, quasi-easements, privileges and appurtenances-

The Purchaser his servant agents, employees and invitees shall have :-

a) The right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat with or without vehicle over and along with the path ways, within the said premises without however in any manner obstructing the free passage in similar way of other persons properly entitled to such right of way.

b) The Purchaser or any person representing their shall not deposit any materials or rubbish outside their Flat anywhere within the Building and/or the said premises.

PURCHASER SHALL HAVE :

a) The right of protection of the said Flat and by or from or parts of the said Building and premises so far as may be necessary, including right or support, both vertical as well as lateral.

- b) The right of passage in common as aforesaid of electricity, telephone, water and soil from and to the said flat and through pipes, drains, wires and conduits or being in under through or over the said Building or any part thereof so far as may be reasonably necessary for the beneficial purposes whatsoever.
- c) The right with or without workman and necessary materials to enter from time to time upon the other part or parts of the said Building for the purpose of repairing so far as may be necessary, the pipes drains, wires and conduits, aforesaid and for the purpose of rebuilding, repairing, repainting or cleaning any part or parts of the said flat in so far as much repairing or cleaning cannot be reasonably carried out without such entry and in all such events upon giving a week's prior notice in writing of their intention so to enter to the Vendors and/or other person or persons lawfully entitled to the same.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

1) The Purchaser shall not any time claim partition of the said undivided proportionate share in the land and/or in the common parts and/or in any of the common areas, ultimate and facilities in the land and the said Building in which the Purchaser has any right in common with co-owners.

2) MUTATION :

The Purchaser shall after purchasing apply for and have the said flat separately assessed for the purpose of Kolkata Municipal Corporation Taxes.

3) TAXES AND IMPOSITIONS :

i) The Purchaser shall bear and pay proportionate share or rates and taxes of the said flat from the date of registration of the



ii) Upon mutation and separate assessment of the Flat and the Purchaser shall pay wholly all rents and impositions in respect of the said Flat and proportionately in respect of the common portions.

4) MANAGEMENT AND MAINTENANCE OF THE COMMON PORTIONS :

The Association of Flat Owners shall maintain and control the common portions and pay all common expenses and do all acts, deeds and things as may be necessary expedient relating to common purposes,

5) ADDITIONS, ALTERATIONS AND PAYMENT OF BETTERMENT FEES ETC .

The Purchaser shall at their cost wholly in case it relates to their flat or any part thereof and proportionately in case it relates to all the flats in the said Building and/or common portions make all alterations and/or additions as may be required to be made by the whatsoever authority concerned or other statutory body and similarly pay all betterment fees and other levies and all other fees and/or penalties required to be paid in respect thereof,

6) PAYMENT OF COMMON EXPENSES :

The Purchaser shall regularly and punctually pay the proportionate share of the common expenses as mentioned in the SIXTH SCHEDULE.

THE SIXTH SCHEDULE ABOVE REFERRED TO :

(COMMON EXPENSES)

1) All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, re-building, reconstructing, lighting the common portions and the common areas including roof of the said Building including the other walls.

- 2) The salary of all persons, employed for the common purpose including durwans, security, personnel, sweepers, plumbers, electricians etc.
- 3) Insurance premium for insuring the Building, if any.
- 4) All charges and deposits for supplies of common utilities to the Building and/or the premises.
- 5) Whatsoever taxes of K.M.C. regarding multi storied Building lax, Water Tax and other levies in respect of the land and the said Building save those separately assured on the Purchaser's flat.
- 6) Cost of operation of Association of the Flat owners.
- 7) Cost of running, maintaining, repairs and replacement of transformers, pumps and other common installations including their license fees, taxes and other levies, if any.
- 8) Cost of running, maintenance, repairs of Generator, if separately installed for common use of the Flat Owners.
- 9) Electricity Charges for the electrical energy consumed for the operation of the common services.
- 10) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- 11) All other taxes, expenses, rates and other levies etc. as may be necessary or incidental or liable to be paid by the Flat owners in common including such account as may be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.
- 12) Water connection already provided.
- 13) Electric meter already provided.



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

SIGNED SEALED AND DELIVERED

by the above named OWNERS/ VENDORS  
viz.

- (1) SMT. MINATI GHOSAL
- (2) SMT. MITHUA MUKHERJEE
- (3) SMT. MUNMUN BANERJEE
- (4) SMT. MOLLY MISHRA

represented by their Constituted Attorney

SMT. MINATI GHOSAL

at Kolkata in the presence of :

1. *Nasiruddin*  
*Alipore Police Court*  
*Kol-27*
2. *Prakash Santia*  
*Uluberia*  
*Dis - Howrah*

*Minati Ghosal.*

*Minati Ghosal.*

*As Constituted Attorney of*  
*Smt. Mithua Mukherjee*  
*Smt. Munmun Banerjee &*  
*Smt. Molly Mishra*

SIGNED SEALED AND DELIVERED

by the above named PURCHASER viz.

SRI MAINAK CHAKRABORTY

at Kolkata in the presence of :

1. *Nasiruddin*

✓ *Mainak Chakraborty.*

2. *Prakash Santia.*

Drafted by me :

*Das*  
Advocate

High Court, Calcutta

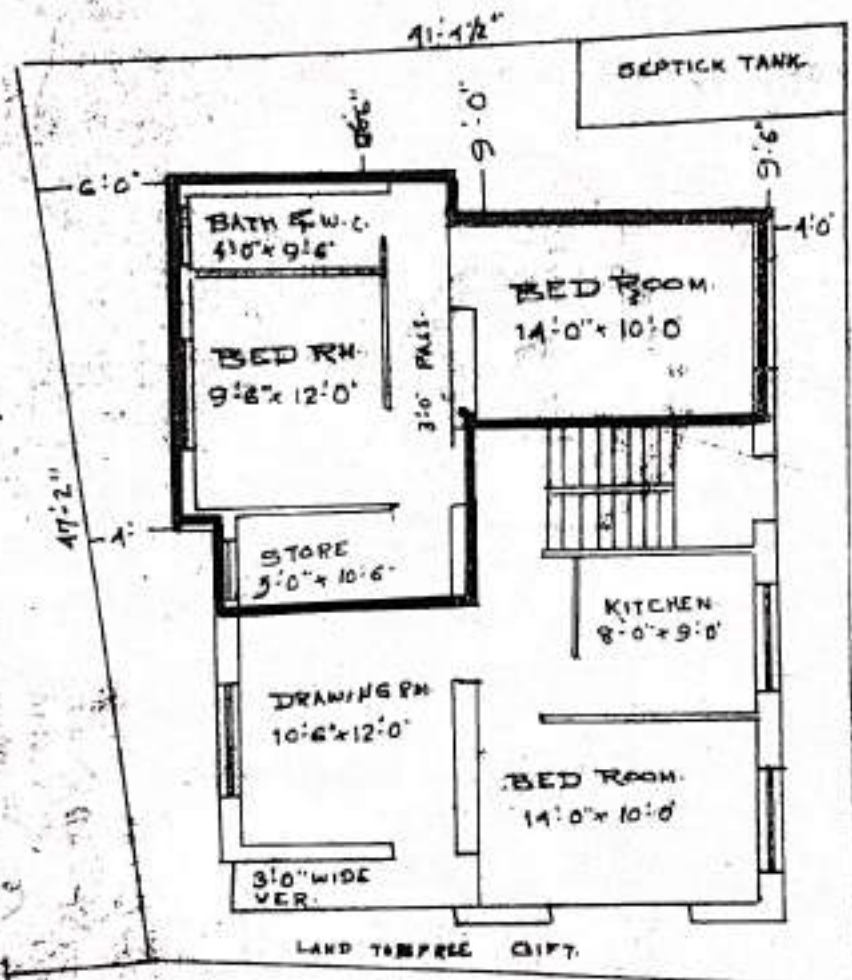
Computer printed by

*Sanjay Das.*

Das Type Chamber  
12, Old Post Office Street,  
Kolkata - 700001

PLAN OF FLAT ON THE GROUND FLOOR  
 SIDE, AT PREMISES NO. 24/2, BAIYNABGHATA  
 ALKATA-700041, P. S. JADAVPUR, UNDER K. M. C.  
 WARD NO. 100.

SUPER BUILT UP AREA- 586 SFT.  
 SHOWN IN RED BORDER.



Mainst. Choudhary

Minati Ghosal. Minati Ghosal.  
 as Constituted Attorney of  
 Smt. Nithe Munterjee  
 Smt. Muniram Munterjee  
 Smt. Rolly Munterjee.

DRAWN BY  
 Subhai Mondal  
 CIVIL D.N.S.  
**SUBHASIS MONDAL**  
 100 D. 100 100 100



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MEMO OF CONSIDERATION

RECEIVED from Purchaser within-named SRI MAINAK CHAKRABORTY a sum of Rs.2,00,000/- (Rupees Two Lakh) only as the full consideration amount as per memo below.

| Date     | Bank           | Branch | Cheque No.   | Amount (Rs.)         |
|----------|----------------|--------|--------------|----------------------|
| 10.10.06 | Allahabad      | -      | 354753       | 5,000.00             |
| 14.03.07 | S.B. of Indore | EKTP   | MP016/911340 | 1,95,000.00          |
|          |                |        |              | /                    |
|          |                |        | TOTAL :      | 2,00,000.00<br>===== |

(Rupees Two Lakh) only.

WITNESSES :

1. -Nasiruddin

minati ghosal.

SIGNATURE OF THE OWNERS

2. Priyash santra.

# SPECIMEN FORM FOR TEN FINGERPRINTS

74



Name :



Name :



Name :



Name :

*Minute Lysol*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |

*Minute Lysol*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |