



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

024051

Certified that the document is admitted to registration. The stamp sheet and the undersigned are deposited with this document and are part of this document.

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

9 MAR 2009

THIS INDENTURE made this 09th day of MARCH, , Two Thousand and Nine **BETWEEN SRI NIRANJAN MONDAL**, son of Late Hari Charan Mondal, by faith Hindu, by Nationality Indian, by Occupation Ex-Serviceman, resident of No.301, Ramkrishna Pally (Mission Pally), Kolkata - 700 150, Police Station Sonarpur, District South 24-Parganas, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND (1) SRI BHUPAL NASKAR**, son of Late Sudhir Chandra Naskar, by occupation Service and **(2) SMT. APARNA NASKAR**, wife of Sri Bhupal Naskar, by occupation House-wife, both by faith Hindu, by Nationality Indian, residing at Tegharia, Sonarpur, Kolkata - 700 150, Police Station Sonarpur, District South 24-Parganas, hereinafter collectively called and referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject

Contd.....

No. 13935
Bhupal Nasirani Am.
Tegharia Sonarpur Kol-150

Rollata Collectorate,
Treasury

Dated 24.2.2009

20-30,000

10-100

30,100/-

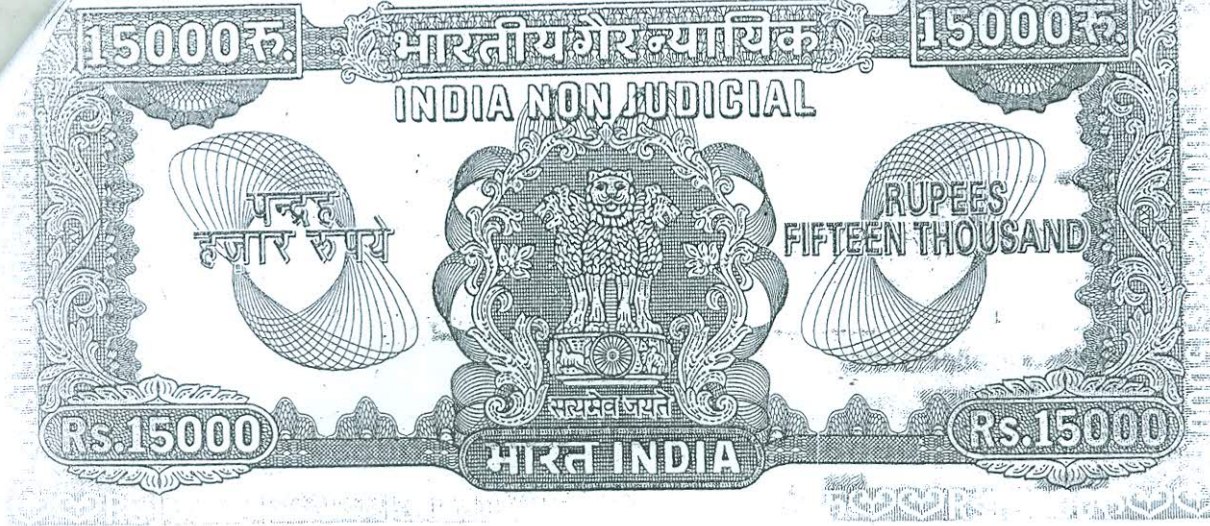


Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

9 MAR 2009

Sudhanya Kumar Mandal
S/o Late Biswanath Mandal
256, R.K. Patti, Sonarpur
P.S. Sonarpur, Kol-150.

Service



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

024052



or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

WHEREAS :

- A. Ashrama Praktan Chhatra Sangha, a Body Corporate, registered under Act-XXI of 1860 having its Registered Office at Narendrapur, Police Station Sonarpur, District South 24-Parganas, by different Deeds purchased various properties at Mouza Nischintapur, J.L.No.53, in R.S. Dag Nos.99, 100, 1001, under R.S. Khatian Nos.51, 98, 290, Police Station Sonarpur, within the District 24-Parganas.
- B. The said Ashrama Praktan Chhatra Sangha was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said properties comprising the Palli commonly known, named as Shri Ramkrishna Pally free from all encumbrances.

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13935

Date to Bhupal Naswar and An

Teghoria, Sonarpore Kot-150

Data Collectorate,
Treasury

Date 24.2.1999

2c- 30,000

1c 100

30,100/-



Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.
9 MAR 1999



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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- C. The said Ashrama Praktan Chhatra Sangha subsequently developed the aforesaid properties for Residential purposes and divided and demarcated the said properties/lands into distinctive plots.
- D. Out of such plots, the said Ashrama Praktan Chhatra Sangha by and/or under a Deed of Sale dated 28th day of November, 1972 sold, transferred, conveyed ALL THAT the Scheme Plot No.406, comprising an area of 4 Cottahs 14 Chhitacks more or less of land at Mouza Nischintapur, under part of R.S. Dag Nos. 99, 100, 101, in R.S. Khatian Nos. 51, 98, 290, J.L. No.53, P.S. Sonarpur, District 24-Parganas, morefully and particularly described in the SCHEDULE thereunder written and delineated in the Map

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13935
Bhupal Nasar at Am
Teghoria, Sonarpore
Vol. 150

Belkote Collectorate,
Treasury

Dated 24.2.2000

2c- 30,000
1c 100
30,100/-



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

9 MAR 2000

or Plan annexed thereto and bordered RED thereon unto and in favour of Smt. Sephali Chakravorty, wife of Dr. Sukharanjan Chakravorty, resident of No.P-250, C.I.T. Road, Calcutta-10 for the valuable consideration therein mentioned and the said Deed of Sale was registered at the Office of the Sub-Registrar, Sonarpur, 24-Parganas and recorded in its Book No.I, Vol.No.43, at Pages 268 to 271, Being No.3813 for the year 1972.

- E. Under the Deed of Sale dated 28-11-1979 as aforesaid, the said Smt. Sephali Chakravorty was seized and possessed of ALL THAT the said Plot No.406 having an area of 4 Cottahs 14 Chhitacks more or less at Mouza Nischintapur, in part of R.S. Dag Nos.99, 100, 101, under R.S. Khatian Nos.51, 98, 290, free from all encumbrances and her name was recorded in Settlement Records under West Bengal Land Reforms Department and subsequently on physical measurement the said property at Plot No.406 was found having an area of 4 Cottahs 13 Chhitacks 21 Sq.ft. more or less in place and stead of 4 Cottahs 14 Chhitacks and approx. 25 Sq.ft. of land was merged with adjacent road in Southern side of the said property.
- F. While thus seized and possessed of ALL THAT the plot of land having an area of 4 Cottahs 13 Chhitacks 21 Sq.ft. more or less, the said Smt. Sephali Chakravorty as the absolute Owner of the aforesaid Plot No.406, by and/or under an Indenture dated 14th day of March, 2008 for the valuable consideration sold, transferred, conveyed, assigned and assured unto and in favour of Niranjana Mondal, the Vendor herein ALL THAT the piece or parcel of 2 Cottahs 3 Chhitacks 30 Sq. ft. more or less of Sali land being used for Residential purposes out of 4 Cottahs 13 Chhitacks 21 Sq. ft. more or less situated lying at Mouza Nischintapur, J.L.No.53, under part of R. S. Dag Nos.99 (Area 15 Chhitacks 30 Sq. ft.), Dag No.100 (Area 1 Cottah 4 Chhitacks), in R.S. Khatian Nos.51, 98, Police Station Sonarpur in the District of South 24-Parganas, within the limits of Rajpur Sonarpur Municipality under its Ward No.7 morefully and particularly described in the Schedule thereunder written and delineated in the Map or Plan annexed thereto and bordered RED thereon and the said Indenture was

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

9 MAR 2009

registered at the Office of the Addl. District Sub-Registrar, Sonarpur and recorded in its Book No.I, C.D. Vol. No.5, at Pages 4796 to 4808, Being No.02551, for the year 2008.

- G. Under the said Indenture dated 14th day of March, 2008, Niranjana Mondal, the Vendor herein acquired his absolute Ownership over the said plot of land and the Vendor is thus seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of 2 Cottahs 3 Chhitacks 30 Sq.ft. equivalent to 1605 Sq. ft. more or less of Sali land being used for Residential purposes situated lying at Mouza Nischintapur, J. L. No.53, under part of R.S. Dag Nos.99, 100, L.R. Dag No.181, in R.S. Khatian Nos.51, 98, L.R. Khatian No.475, Police Station Sonarpur, District South 24-Parganas within the limits of Rajpur-Sonarpur Municipality under its Ward No.7, being the Western portion of said Scheme Plot No.406 free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions or trusts whatsoever or howsoever nature.
- H. Owing to various weighty reasons and circumstances beyond control the Vendor earlier decided to sell the aforesaid property in favour of suitable person or persons.
- I. The Purchasers herein, being desirous to acquire the property as aforesaid had approached the Vendor to sell/transfer the same in their favour and thus made negotiations with the Vendor herein from time to time.
- J. After such negotiations, the Vendor has agreed to sell and the Purchasers herein have also agreed to purchase and/or acquire on ownership basis **ALL THAT** the piece or parcel of 2 Cottahs 3 Chhitacks 30 Sq.ft. more or less of Sali land being used for Residential purposes situated lying at Mouza Nischintapur, J. L., No.53, under part of R.S. Dag Nos.99, 100, L.R. Dag No.181, in R.S. Khatian Nos.51, 98, L.R. Khatian No.475, Police Station Sonarpur, District 24-Parganas (South), within the limits of

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Rajpur-Sonarpur Municipality, under its Ward No.7 morefully and particularly described in the **SCHEDULE** hereunder written (hereinafter referred to as the "**SAID PROPERTY**") at or for the total consideration of Rs.5,00,000/- (Rupees Five Lakhs only) free from all encumbrances, charges, liens, lispensens, trusts, requisitions or acqulsitions whatsoever nature.

- K. In pursuance of the offer, acceptance and confirmations made between the Vendor and the Purchasers herein from time to time, the Purchasers have paid the said consideration of Rs.5,00,000/- in full to the Vendor on or before execution of these presents and after such payments the Vendor has delivered khas, vacant possession of the said property in favour of the Purchasers herein and Purchasers being in possession of the said property have now requested the Vendor to complete the sale of the said property in their favour and at the requests of the Purchasers the Vendor is completing the sale and transfer of the said property in favour of the Purchasers by these presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.5,00,000/- (Rupees Five Lakhs only) well and truly paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof and that the same being the full price of the said property received by the Vendor, the Vendor doth hereby and as well as by the receipt hereunder written admit and acknowledge and of and from the payments of the same and every part thereof doth hereby acquit, release and forever discharge the Purchasers and also the said property land hereditaments and premises and every part thereof) the Vendor herein doth hereby grant, convey, sell, transfer assign and assure unto and in favour of the Purchasers **ALL THAT** the said land hereditaments and premises containing an area of 2 Cottahs 3 Chhitacks 30 Sq.ft. more or less of Sali land being used for Residential purposes under part of R.S. Dag Nos.99, 100, L.R. Dag No.181, R.S. Khatian Nos. 51, 98, L.R. Khatian No.475, at Mouza Nischintapur, J.L.No.53, Police Station Sonarpur, under Ward No.7 of Rajpur-Sonarpur Municipality in

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the District of South 24-Parganas more fully and particularly described in the **SCHEDULE** hereunder written and as delineated in the Map or Plan annexed hereto and bordered **RED** thereon forever and absolutely the said land hereditaments and premises now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished together with all benefits and advantages, appendages, privileges and premises or any part thereof belonging to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong to be appurtenant thereto AND the reversion or reversions remainder or remainders rents issues and profits thereof AND all the estate right title inheritance use trust property interest claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land hereditaments or every part thereof **AND** all deeds pattahs muniments writings and evidence of title which in any wise relate to the said land hereditaments and premises or any part or parcel thereof and which now are or hereafter shall or may be in the possession custody or power of the Vendor or any person or persons from whom he can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said property, land hereditaments and premises fully described in the **SCHEDULE** hereunder written and conveyed or expressed and intended so to be with his rights members and appurtenances unto and to the use of the Purchasers absolutely and forever AND the Vendor doth hereby covenant with the Purchasers that **NOTWITHSTANDING** any act and deed or things whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and property/premises hereby granted transferred and conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible title and estate of inheritance without any manner of conditions use trust or other thing whatsoever to alter defeat encumber or make void the same and that **NOTWITHSTANDING** any act deed matter of things whatsoever **AND THAT** the Vendor has now good right full power and absolute authority and indefeasible title to grant transfer and convey the said land hereditaments and property/premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the

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Purchasers in the manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably quietly possess and enjoy the said property, land hereditaments and premises and every part thereof and receive the rents issues and profits thereof without any lawful action interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor **AND** that free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise discharged by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** that the Vendor shall at all times hereafter indemnify and keep indemnified the Purchasers against loss damages costs charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants herein contained **AND** that the Vendor and all person or persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land hereditaments and premises or any part thereof from under or in trust for him the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land hereditaments and property/premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required **AND FURTHER** that the Vendor from time to time and at all times hereafter unless prevented by fire or inevitable accident upon every reasonable requests and at the costs of the Purchasers or their agents or any person or persons as the Purchasers may direct or appoint in any Court of law or in any suit or proceedings or otherwise as occasion may require the documents relating to title of the said premises, inspected and given in evidence and will at the like requests and costs make furnish or cause to be made or furnished such true or attested or other copies of or extracts or abstracts from the said documents as may be reasonably required.

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THE SCHEDULE ABOVE REFERRED TO

(Description of the property hereby sold)

Nirajin Mondel

ALL THAT the piece or parcel of Sali ^{at Present Barin} land containing an area 2 (two) Cottahs 3 (three) Chhitacks 30 (thirty) Sq. ft. equivalent to 1605 Sq.ft. more or less situated lying at Mouza Nischintapur, J.L. No.53, under R.S. Dag Nos. 99 (Area 15 Chhitacks 30 Sq.ft.), 100 (Area 1 Cottah 4 Chhitacks), L.R. Dag No.181, R.S. Khatian Nos.51, 98, L.R. Khatian No.475, Police Station and Addl. District Sub-Registration Office Sonarpur in the District of South 24-Parganas presently within the limits of Rajpur-Sonarpur Municipality under its Ward No.7 being the Eastern portion of Scheme Plot No.406 of Ashrama Praktan Chhatra Sangha and the Annual Rent of the said property Rs.0.14 p. payable to Collector, South 24-Parganas. The said land is used for Residential purposes and the same is shown and/or delineated in the Map or Plan annexed hereto and bordered **RED** thereon and the same is butted and bounded as follows :-

ON THE NORTH : By Private landed property;

ON THE SOUTH : By 25' ft. wide Road;

ON THE EAST : By Scheme Plot No.405;

ON THE WEST : By land under Western portion of Scheme Plot No.406;

OR HOWSOEVER OTHERWISE the same is butted bounded called known numbered or distinguished.

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IN WITNESS WHEREOF the Vendor hereto has hereunto set and subscribed his hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the said Vendor at Sonarpur
in the presence of :

- 1) Sudhanya Kumar Mandal
256, Raj. Pathi, Sonarpur
P.S. Sonarpur, KOL-150,

Niranjana Mondal

(Signature of the Vendor)

- 2) Chanchal Santra
Advocate
Kipore Pargana Court.

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RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.5,00,000/- (Rupees Five Lakhs only) being the consideration in full for sale of the property as aforesaid as per Memo below:

MEMO OF CONSIDERATION

<u>Date</u>	<u>Particulars</u>	<u>Amount</u>
14-02-2009	By A/c. Payee Chq.No.003412 on State Bank of India, Sonarpur Br.	Rs.5,00,000.00

Rs.5,00,000.00

(Rupees Five Lakhs only)

Viranjan Mandal
(Signature of the Vendor)

WITNESSES :

- 1) *Sudhansu Kumar Mandal*
- 2) *Chanchal Santra*
Advocate

Drafted by :

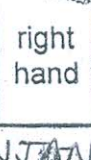
Chanchal Santra

(Chanchal Santra) (Chanchal Santra)
Advocate Advocate
Allpore Judges Court Regn. No. WB/496/1984

Typed by :

A. Debnath
(A. Debnath)
Baghajatin,
Kolkata - 700 092.

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name ...NIRANJAN MONDAL

Signature ...Niranjan Mondal

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name ...BHUPAL NASKAR

Signature ...Bhupal Naskar

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name ...APARNA NASKAR

Signature ...Aparna Naskar

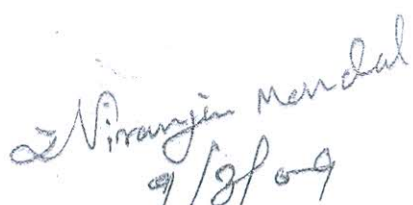
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	right hand					

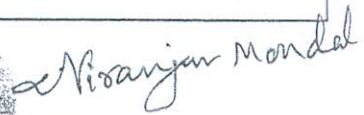
Name

Signature

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02778 / 2009, Deed No. (Book - I , 02684/2009)
Signature of the Presentant

Name of the Presentant	Signature with date
Niranjana Mondal	 9/3/09

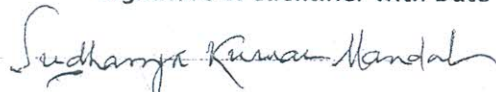
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Niranjana Mondal Address -301, Ramkrishna Pally Kolkata	Self		 LTI	 9/3/09
			09/03/2009	09/03/2009	

Name of Identifier of above Person(s)

Sudhanya Kr. Mondal
PS-Sonarpur,256, R. K. Pally Sonarpur 24 Pgs. (s)

Signature of Identifier with Date


9/3/09

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number II-02684 of :2009
(Serial No. 02778; 2009)

On 09/03/2009

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) = 5589/- , E = 14/- on:09/03/2009

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- 509909/-

Certified that the required stamp duty of this document is Rs 30615 /- and the Stamp duty paid as: Impresive Rs- 30100

Deficit stamp duty

Deficit stamp duty Rs 550/- is paid, by the draft number 259075, Draft Date 09/03/2009 Bank Name State Bank Of India, SONARPUR, received on :09/03/2009.

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

Presented for registration at 12.48 hrs on :09/03/2009, at the Office of the A. D. S. R. SONARPUR by Niranjan Mondal, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 09/03/2009 by

1. Niranjan Mondal, son of Lt. Hari Charan Mondal, 301, Ramkrishna Pally Kolkata, Thana Sonarpur, Pin 700160.

By caste Hindu, by Profession : Retired Person

Identified By Sudhanya Kr. Mondal, son of Lt. Biswanath Mondal 256, R. K. Pally Sonarpur 24 Pgs. (s) 700150 Thana: Sonarpur, by caste Hindu, By Profession : Service.

[Utpal Kumar Chakrabarty]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal

AN SHOWING THE LAND FOR SALE AT MOUZA
 SCHINT PUR J.L. No-53. C.S. & R.S. DAG NO-
 7, 10, 101. R.S. KH. No-51, 92, 290. P.S. SONA-
 PUR DIST 24. P.S. (S) UNDER RAJPUR SONAPUR
 MUNICIPALITY. WARD No-7. SCALE 20 FT = 1" INCH
 LAND AREA COLOUR IN RED BORDER

