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R-101 I 00363

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



10/1 शांतिबज्ज पश्चिम बंगाल WEST BENGAL

R.V 5,46,875/-

160955

Stamp placed under the provisions of the Stamp Act 1898 as amended by Act No. 10 of 1958 and Section 2 of the Indian Stamp Act 1898. And (8) ... 23/4 ...

24/1/08



Sri Pankaj Kumar Dutta

ADD. Dist Sub-Registrar Alipore South 24 Parganas DEED OF SALE

THIS DEED OF SALE is made this 24th day of January Two Thousand Eight A.D. BETWEEN SMT. SWAPNA DUTTA (Wife of Sri Pankaj Kumar Dutta, by Faith Hindu By Occupation Service, by Nationality Indian, residing at Jayanti Para Railway Gumti No 2, Police Station and District Jalpaiguri, West Bengal, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, representatives and assigns) of the ONE PART.

3839
3853

16,050/- by Bank Draft dt. 22/1/08
62,467/-
Behar (cov)

Certified That the amount Stamp Rs. 11,800/- by Bank Draft dt. 21/1/08 No. 874971 From S.B.I. (Alipore C.T.)

As per M.R. No. 2167 Registered 8240750 25/1/08

ADD. Dist Sub-Registrar Alipore South 24 Parganas 24/1/08

ADD. Dist Sub-Registrar Alipore South 24 Parganas 25/1/08

ADD. Dist Sub-Registrar Alipore South 24 Parganas 25/1/08

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3546

22/1/2008

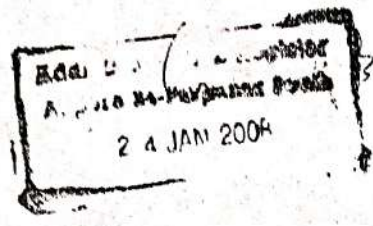
SANJAY Mukherjee

92 Mandalpara Extension Behala

50204

DOS

NO. 36 12-30
 At the 24th
 day of Jan 2008
 Registrar of Co.
 Dip Kumar Chatterjee



3546 R 50204 (R. 5 The main and final)

Dip Kumar Chatterjee



641

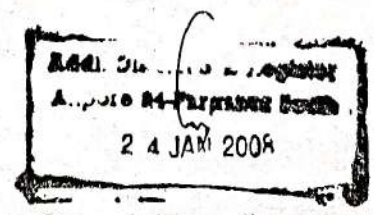
Dip Kumar Chatterjee
 S/o Late Sudhir Ranjan Chatterjee
 North-East Saradighi
 Borah Kal - 159
 as a self-styled attorney
 of late Swapna Datta

Dip Kumar Chatterjee
 as constituted Attorney
 for Sri Swapna Datta.

Sudipta Mukhopadhyay
 Lt Subodh Ch. Mukherjee

92 Mandalpara Est
 Shyamapally
 Dist. Behala Kal 34

Sudipta Mukhopadhyay
 S/o Late Subodh Ch. Mukherjee
 92, Mandal para Estn.
 Shyamapally P.S. Behala
 Kolkata - 700034
 Occupation - Business



Business

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Dilip Kumar Chatterjee

The Owner is being represented by her appointed, nominated, constituted Attorney ^{KUMAR} ~~DILIP~~ CHATTERJEE Son of Late Sudhir Ranjan Chatterjee, by Faith Hindu, residing at North-East Saraldighi, Boral, Kolkata - 700154, by virtue of a registered General Power of Attorney, bearing date 29.10.2007, registered in the office of the Addl. District Sub Registrar Jalpaiguri and the said Deed had been recorded in Book No IV, Deed No 94 for the year 2007.

AND

SRI SANUJ MUKHERJEE Son of Late Subodh Chandra Mukherjee, by Faith Hindu by Occupation Service by Nationality Indian, residing at 92, Mandal Para Extension, Shyamapally, Police Station Behala, Kolkata - 700034, hereinafter referred to as the "PURCHASER" (which term or expression Shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives, administrators, assigns) of the OTHER PART.

WHEREAS Nakuleshwar Bhattacharjee & others were the sole and absolute owners and possessors of ALL THAT piece or parcel of Danga land measuring more or less 2 Cottahs 3 Chittaks Comprising in Dag No 98 appertaining to Revisional Survey Settlement Khatian No 713 under Touzi No 60 J.L. No 48 R.S. NO 169, lying and situate at Mouza Brahmapur, within Police Station Tollygunge at Present Regent Park, Sub registration office at Alipore District 24 Parganas South.

WHEREAS said Nakuleshwar Bhattacharjee & other by way of a registered Deed of Sale sold conveyed and transferred ALL THAT piece or

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parcel of Danga land measuring more or less 2 Cottahs 3 Chittaks Comprising in Dag No 98 appertaining to Revisional Survey Settlement Khatian No 713 under Touzi No 60 J.L. No 48 R.S. NO 169, lying and situate at Mouza Brahmapur, within Police Station Tollygunge at Present Regent Park, Sub registration office at Alipore District 24 Parganas South, to and in favour of Sri Sukanta Sarkar Son of Sudhir Chandra Sarkar of 339, Prince Anawar Shah Road, Kolkata – 700045, which was registered On 22.01.1986, in the office of the District Registration office at Alipore and had been recorded in Book No 1, Volume No 32, Pages from 1 to 12 Deed No 1025 for the year 1986..

AND WHEREAS by a registered Deed of Sale bearing date 10.02.1986 said Sukanta Sarkar sold conveyed and transferred the aforesaid landed property measuring a little more or less 2 Cottahs 3 Chittaks Danga Land lying and situate at Mouza Brahmapur, under Khatian No 713 Comprising in R.S. Dag No 98 being scheme plot no 40, to and in favour of Smt. Swapna Dutta the present Owner herein, which was registered in the office of the District Registrar Alipore and had been recorded in Book No 1, Volume No 42, Pages from 415 to 422 Deed No 2188 for the year 1986.

AND WHEREAS in continuance of her ownership and possession said Smt. Swapna Dutta mutated her name in the office of The Calcutta Municipal Corporation, in respect of her aforesaid landed property, which had been known and numbered as within Premises No 374 Brahmapur, Under Ward No 111, Assessee No 31-111-06-0374-9 of the Kolkata Municipal Corporation..

AND WHEREAS the Vendor of these present has been enjoying her above noted Property measuring an area a little more or less 2 Cottahs 3

Chittaks Danga Land, more fully described in the schedule hereunder written and hereinafter referred to as the "Said Scheduled Property" exercising all acts of enjoyment and ownership as its absolute owner and possessor, being free from all encumbrances. The Vendor of these presents is now lawfully seized and possessed of and sufficiently entitled to the said scheduled property as its absolute owner and possessor, in fee simple and free from all encumbrances.

AND WHEREAS to meet some financial necessities, the vendor of these presents declared to sell the said scheduled property including all her right, title, interest, share, possession, more fully described in the Schedule below, at or for the price of RS. 3,50,000/- (Rupees Three Lac Fifty Thousand only) considering the said price as the market price for the present and the purchaser herein Sri Sanuj Mukherjee has agreed to purchase the said scheduled property morefully described in the schedule under written, at a consolidated price of RS. 3,50,000/- (Rupees Three Lac Fifty Thousand only).

NOW THIS DEED WITNESSES AS FOLLOWS:-

That in pursuance of the said agreement and in consideration of the said total sum of RS.3,50,000/- (Rupees Three Lac Fifty Thousand only) truly paid by the purchaser to the Vendor, simultaneously with the execution of this Deed (the receipt whereof the vendor doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said vendor as owner of the said scheduled property do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said purchaser ALL THAT the said scheduled property including all

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plants, fittings, fixtures, lights, liberties, privileges, with all using rights and all rights of ingress and egress including all easement rights belonging to the said schedule property AND ALL rights, title interest, shares, possession, rents, profits, claims, demands whatsoever of the vendor into or upon the said scheduled property and every part thereof TO HAVE AND TO HOLD the said scheduled property, free from all encumbrances, hereby sold, conveyed and transferred unto the purchaser absolutely and forever. That the vendor do hereby covenant with the purchaser notwithstanding any acts, deeds hereto before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said scheduled property free from all encumbrances, liens, attachments, charges, or defects whatsoever AND the said scheduled property is not under any Debottor or pirrottor and the said scheduled property is neither affected by any scheme of C.I.T nor by any scheme of C.M.D.A. nor any scheme of the K.M.C. and the said scheduled property is not notified to be acquired under the land Acquisition Act nor requisitioned by the Government nor by any Public body whatsoever nor the said scheduled property vested by the Government and there is no suit or dispute or case pending in any court in respect of the said scheduled property and the said scheduled property had not been sold, mortgaged, leased, transferred, gifted, whatsoever in any way by the vendor and there is no Co-Sharer in respect of the said scheduled property and the vendor has full power and absolute authority to sell, transfer the said scheduled property in manner aforesaid. That the purchaser at all times hereafter peaceably and quietly hold, possess and enjoy the said scheduled property with absolute rights to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction, claim, demand, interruption whatsoever from the vendor or any person or persons claiming through or under in trust for the vendor. That the vendor covenants with the purchaser to save the said scheduled property harmless and shall at all time

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hereafter indemnify and keep indemnified the purchaser from or against all encumbrances, losses, damages, charges whatsoever. That the vendor shall, at the request and at the costs of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds whatsoever for further and more perfectly conveying and assuring the said scheduled property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed. That the Vendor covenants with the purchaser that simultaneously with the completion of this purchase the peaceful vacant possession of the said scheduled property shall be made over by the vendor to the purchaser absolutely and forever.

BE IT FURTHER STATED BY THE VENDOR THAT the purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over and through the Road and common passage adjacent or contiguous to the said scheduled property, shown in the Map or plan annexed herewith and the purchaser shall have all rights and liberties to arrange for electric connections, water connections, telephone connections, gas connections Drainage system over and through the said Road and common passage. That the purchaser shall have all rights to mutate his name as owner and possessor in respect of the said scheduled property, in the records of the Kolkata Municipal Corporation. That the vendor shall pay all rates, taxes and land revenues and other outgoing charges to the Kolkata Municipal Corporation and to any other authorities, in respect of the said scheduled property, up to the date of registration of this Deed.

ALL THAT Piece or parcel of Danga land measuring an area a little more or less **2 (Two) Cottahs 3 (Three) Chittaks** lying and situate at Mouza Brahmapur, J.L. No 48, R.S. No 169, Touzi No 60, R.S. Dag No 98, relating to Khatian No 713, being Scheme Plot No 40, Police Station Regent Park, within the limits of the Kolkata Municipal Corporation under Ward No 111, being Municipal **Premises NO 374, Brahmapur, District 24 Parganas South**, including all rights of ingress and egress and all easement rights together with all rights, title, interest, Shares, possession of the Vendor, is the said scheduled property hereby sold, conveyed, and transferred by the vendor to the in favour of the purchaser of this Deed absolutely and forever. Annual Land Revenue RS. 0.30/- Payable to the Collector of the District 24 Parganas South on behalf of Government of West Bengal.

That the said scheduled property more particularly shown and delineated with the colour "RED" in the map or plan annexed herewith, which being part and parcel of this Deed.

That the said scheduled property hereby butted and bounded as follows:-

On the North: 20 Feet Wide Road.

On the South: Part of Dag No 504 & 507.

On the East : Scheme Plot No 39, land of Ashim Saha.

On the West : Scheme Plot No 40A, land of Subir Khan.

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MEMO OF CONSIDERATION

Received of and from within mentioned purchaser a sum of RS. 3,50,000/-
(Rupees Three Lac Fifty Thousand only) being the full consideration
money, by the within named vendor as per memo below: -

By Bank Draft No 266607 dated 12.11.2007 of

S.B. Maligaon Branch

RS. 2,00,000/-

By Cash

RS. 1,50,000/-

TOTAL

RS. 3,50,000/-

(Rupees Three Lac Fifty Thousand only)

WITNESSES:

1. Sudipta Mukhopadhyay
72, Mondalpara Extn
Shyamnagar, Behala
Kolkata - 700034

2. Pijush Kumar Dey
Advocate
P/1, Green Park
Kolkata - 34

Bilip Kumar Chatterjee
as constituted Attorney
for Smt Swapna Dutta





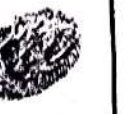





SIGNATURE OF THE VENDOR

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name











Signature

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		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name Rishi Kumar Chatterjee

Signature Rishi Kumar Chatterjee

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name SANUS MUKHERJEE

Signature Sanus Mukherjee

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

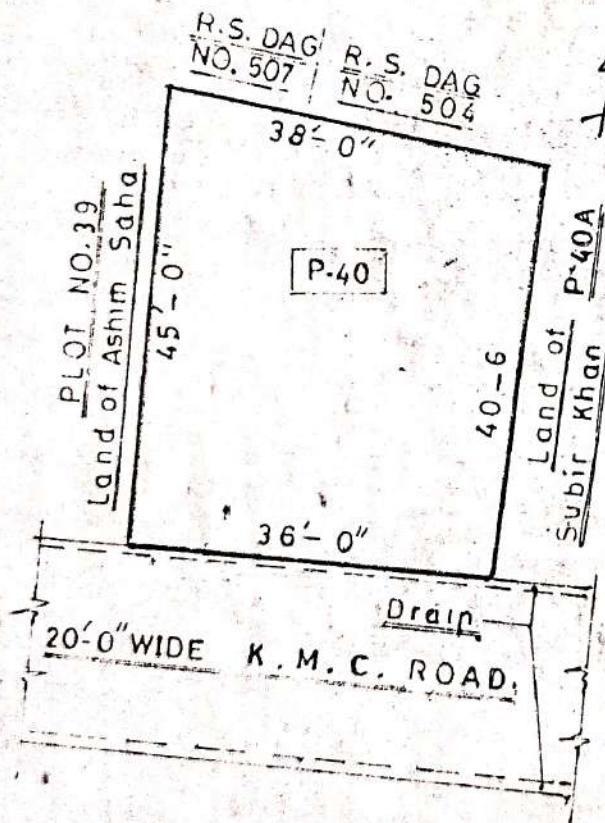
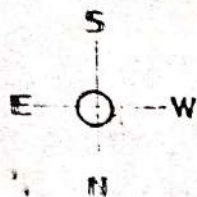
Signature

SITE PLAN FOR PLOT NO. 40, AT MOUZA - BRAHMAPUR.
J.L. NO. 48, R.S. NO. 169, TOUZI NO. 60, R.S. DAG.
NO. 98, R.S. KHATIAN NO. 713, P. S. REGENT PARK,
WARD NO. 111, UNDER THE KOLKATA MUNICIPAL COR-
PORATION. PREMISES NO. 374, BRAHMAPUR.
DISTRICT SOUTH 24 - PARGANAS.
SCALE: 1" = 16' - 0"

AREA OF THE LAND: 2 ka, 3 ch, 0 sft (more or less).
AREA SHOWN IN RED BORDER LINE.

NAME OF THE PURCHASER:-

SRI SANUJ MUKHERJEE.



Dilip Kumar Chatterjee
as constituted Attorney
for Smt. Sushma Dutta.

SIGNATURE OF VENDOR

M. Bardoloi

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IN WITNESS WHEREOF the vendor has set and subscribed her hands and seals the day, month and year first above written:

SIGNED, SEALED AND DELIVERED by the

Vendor at Kolkata in presence of:

WITNESSES:

1. Suchipta Mukhopadhyay
92, Mondal para Extn
Shyamapally, Behala
Kolkata - 700034.
2. Pijush Kanti Dey
Advocate
P/1, Green Park
Kolkata-34.

Bikip Kumar Chatterjee
as constituted Attorney
for Smt. Swapna Dutta.

SIGNATURE OF THE VENDOR

Prepared by me:

Pijush Kanti Dey
(PIJUSH KANTI DEY)

Advocate

Alipore Criminal Court,

Kolkata-700027.

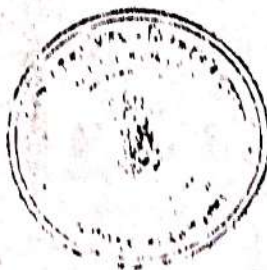
Typed by me

Aleke Manna

Joka Virek Vile

Kolkata-700104.

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Addl. District & Registrar
Alipore 24-Paypasha Booth
24 JAN 2008



Addl. Dist. Sub-Registrar
Alipore 24-Paypasha Booth
11/12/08

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Page No. 40363
By the order of the 8