

04586



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 048489

NW2A 542000/-



S. B. I.

Cheque No. 834208

at 20:4:07 for

R. 25870.00

has been Paid as before: Stamp drawn.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA 23-6-57

~~ARA-9~~
23.4.07

THIS INDENTURE made on this 20th day of July, 1920, Two

Thousand and Six(2006)A.D, BETWEEN (1) MR.SANTOSH KUMAR MUKHERJEE,son of late Kalisadhan Mukherjee, by faith Hindu, by occupation retired person, resident of 12/1,Gobinda Banerjee Lane, under Police Station Regent Park, Kolkata 700 033, (2) MR. SITANGSHU KUMAR MUKHERJEE, son of late Kalisadhan Mukherjee,by occupation Service,resident of 12/1,

$$\begin{array}{r} 2310 \\ 7 \\ \hline 16170 \end{array}$$

2207

[Handwritten numbers:] 200, 210, 2310
SBI. *[Signature]*
Cheque No. *298275*
V.F.F.O.C.
3641.00
Deficit "A" Fees Rs. *3641.00*
Subsequently realized
Sold as deficit Stamp Duty.
SBI Cheque No. *4143200000*

1001 Date 10/5/06
 11 to Pankaj Bhawan Royen
 Purna Gopal Royen Mander Bazar
 Supers. Sec 24/7/06

Samiran Das
 Stamp Vendor
 Alipore Police Court
 South 24 Pys. Kol-1

Santosh Kumar Mukherjee



4212 ✓

Presented for registration
 5.55pm. 20th
 day of July 2006
 at/for residence

by Santosh Kumar Mukherjee
 as agent

ADDITIONAL REGISTRAR
 ASSURANCE-1, KOLKATA

20.7.06

Santosh Kumar Mukherjee
 510 Lt Kali Sadhan Mukherjee
 21/2/06 Santosh Kumar Mukherjee
 510 Lt Kali Sadhan Mukherjee
 Himangshu Mukherjee S/O
 Lt Kali Sadhan Mukherjee
 cell no 1211 Calcutta Prison
 Lane, P-3 Resettlement Kal. 33
 Shila Basu's c/o Narayan
 ch. case of murder P.S. 1/40/06
 for Dist. East midnapore

Parashattan Ghosh
 810 Lt Kanti Lal Ghosh
 2135 Netaji Nagar
 Cal. 700092

ADDITIONAL REGISTRAR
 ASSURANCE-1, KOLKATA

20.7.06

Shila Ganguly



4214 ✓

Sitangshu Kumar Mukherjee



4215 ✓

Himangshu Mukherjee
 Parashattan Ghosh
 810, Late Kanti Lal Ghosh
 8/35, Netaji Nagar,
 Kol-700092
 Business

Scanned
 30/5/07

Gobinda Banerjee Lane, under Police Station Regent Park Kolkata-700 033 (3) MR. HIMANGSHU MUKHERJEE, son of late Kalisadhan Mukherjee, by occupation retired, resident of 12/1 Gobinda Banerjee Lane, under Police Station Regent Park Kolkata-700 033 (4) MRS. SHILA GANGULY, wife of Narayan Chandra Ganguly and daughter of late Kalisadhan Mukherjee, by occupation Housewife, resident of Malancha, under Police Station Kharagpur, District East Midnapur hereinafter referred to as THE VENDOR (which expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the ONE PART:

AND

MR. PANKAJ BHUSAN GAYEN, son of Late Nilmoni Gayen, by faith Hindu, by occupation service, resident of Village+P.O. Purba Gopal Nagar, Mandir Bazar 24- Parganas (South) hereinafter called THE PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the OTHER PART:

WHEREAS one Biswanath Haldar on 12.09.1932 by way of purchase in an auction sale in connection with R.C. case No.579 of 1930-31 held in the Alipore District Court became the owner of all that the land admeasuring an area of approximately 71 Sataks comprised in Dag No.3155 and 11 Sataks comprised in Dag No.3156 lying and situate in Khatian No.216 of Mouza Barhans Fartabad, under Police Station Sonarpur and recorded in Touzi no.109 of the Zilla Collectorate, in the District of 24-Parganas (South).

AND WHEREAS the said Biswanath Haldar while seized and possessed of the aforesaid property sold and conveyed the same to Smt. Radharani Mukherjee vide a registered deed of conveyance dated 30.08.1938.

AND WHEREAS by an indenture dated 21.12.1942, which was duly registered before the District Registrar Alipore Sadar and recorded in the said Registrar's office in Book No.I Volume No.82 in pages 259 to 264 being deed no.3518 of the year 1942, the above named Radharani Devi(Mukherjee) wife of Sri. Bhujanga Bhusan Mukherjee sold the said piece and parcel of the said land to Smt. Annapurna Devi wife of Nagendranath Mukherjee and Smt. Amiyarani Devi wife of Kalisadhan Mukherjee.

AND WHEREAS the said Smt.Annapurna Devi wife of Nagendranath Mukherjee and Smt. Amiya Rani Devi wife of Kalisadhan Mukherjee in order to have the said property partitioned by metes and bounds between themselves executed a partition deed dated 03.11.1970 amongst themselves and the said partition deed was registered before the Sub Registrar of Sonarpur, South 24-Parganas and was recorded in the said office I Book No.I Volume No.44 in pages 294 to 297 being deed no.3298 of the year 1970.

AND WHEREAS by the virtue of the said partition deed the said Amiya Rani Devi became the absolute owner of the said land admeasuring an area of 24 ½ Sataks of land lying and situate in Barhans Fartabad , Dag No.3155 of Khatian No.216, in the District of 24-Parganas (South).

AND WHEREAS the said Amiya Rani Devi while seized and possessed of the allotted portion of the property vide the aforesaid partition deed mentioned hereinabove out of the love and affection that she had for her

sons, the VENDOR NO.1 and VENDOR NO.2 herein decided to give them a portion of the aforesaid allotted property falling in her portion as per the aforesaid partition deed.

AND WHEREAS the said Amiya Rani Devi, in pursuance of her aforesaid desire, by a deed of gift dated 02.01.1985 and registered before the Sub Registrar, Sonarpur Sub Registry Office and recoded in the said registration Office in Book No.I, Volume No.I, in pages 86 to 91, being deed no.14 for the year 1985 transferred all that piece and parcel land admeasuring an area of approximately 8 Sataks comprised in Dag No.3155 being the northern portion of the allotted property falling in her portion as per the aforesaid partition deed, and more fully and particularly mentioned in the FIRST SCHEDULE hereunder written, in favour of her son the VENDOR NO.1 herein.

AND WHEREAS the said Amiyarani Devi, in pursuance of her aforesaid desire, by a deed of gift also dated 02.01.1985 and registered before the Sub Registrar Sonarpur and recorded in the said registration office in Book No.1, Volume No.1, in pages 92 to 97, being deed no. 15 for the year 1985 transferred all that piece and parcel land admeasuring an area of approximately 8 Sataks, comprised in Dag No.3155 being the southern portion of the allotted property falling in her portion as per the aforesaid partition deed and more fully and particularly mentioned in the SECOND SCHEDULE hereunder written and adjacent to the property mentioned in the FIRST SCHEDULE hereunder written in favour of her son the VENDOR NO.2 herein.

AND WHEREAS after execution of the aforesaid deed of gifts dated 02.01.1985, the VENDORS NO.1 and 2 started enjoying the peaceful and vacant possession of their respective properties and the said Amiyarani Devi

retained herself the balance land in Dag No.3155 of Mouza Barhans Fartabad. The Vendors herein also the only heirs of their deceased grand mother the said Annapurna Devi.

AND WHEREAS the said Amiya Rani Devi got and acquired the land measuring 3 Cottahs 10 Chittaks in Dag nos. 3155 and 3156 under Khatian No.216 of Mouza Barhans Fartabad from Smt. Annapurna Mukherjee in exchange of the land in Dag No.3143 of the said mouza, by virtue of a Exchange deed duly registered in Book No.I, Volume No. 106, pages 154 to 159, being mo.5670 for the year 1991 in A.D.S.R. Sonarpur.

AND WHEREAS the said Amiya Rani Devi died instate on 7.12.1990 leaving behind the abovenamed VENDORS as her surviving legal heirs.

AND WHEREAS the said Amiya Rani Devi during her lifetime and after conveying the aforesaid piece and parcel of land as aforesaid was still possessed of all that land admeasuring an area of 3 Cottahs 10 Chittaks along with structures erected thereupon or part thereof and all comprised in Dag No.3155 and 3156 more fully and particularly mentioned in the THIRD SCHEDULE hereunder written and being adjacent to the exclusive properties of the VENDORS NO.1 and 2, mentioned in the FIRST and SECOND SCHEDULE hereunder written.

AND WHEREAS after the demise of the said Amiya Rani Devi the piece and parcel of land admeasuring an area of 3 Cottahs 10 Chittaks comprised in Dag No.3155 and 3156 more fully and particularly mentioned in the THIRD SCHEDULE hereunder written developed equally upon the present VENDORS.

AND WHEREAS the VENDORS have been in possession and enjoyment of his respective portions of the said land more fully and particularly described in the FIRST, SECOND and THIRD SCHEDULE hereunder written as its owner thereof.

AND WHEREAS the abovenamed PURCHASER approached the said VENDORS for purchasing all that the said land admeasuring an area of approximately 2 Cottahs and 10 Chittaks 5 sq.ft., be the same a little more or less, together with structure erected thereupon or part thereof being portion of the land more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY" being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written.

AND WHEREAS the abovenamed VENDORS have agreed to sell and the PURCHASER has agreed to purchase all that the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written on the terms and conditions hereinafter appearing.

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to buy all that the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written at an agreed price of Rupees 2,10,556 /-(Rs. Two lacs Ten Thousand Five Hundred Fifty Six) only free from all encumbrances and attachments whatsoever.

AND WHEREAS the PURCHASER being fully satisfied with the title of the VENDORS, has already paid to the said VENDOR a sum of Rupees 2,10,556 /-(Rs. Two lacs Ten Thousand Five Hundred Fifty Six) only, as full consideration

money for all that the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written which the VENDORS do admit and acknowledge and have duly received as per memo of the consideration below.

AND WHEREAS the said VENDORS do declare that they have a clear and marketable title to sell ALL THAT the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written.

AND WHEREAS the PURCHASER has requested the said VENDORS to execute this Deed of Conveyance in respect of the said property and the VENDORS have agreed to execute this Deed of Conveyance in favour of the said PURCHASER.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in consideration of the said sum of Rupees 2,10,556 /-(Rs. Two lacs Ten Thousand Five Hundred Fifty Six) only paid by the PURCHASER to the said VENDORS in a consolidate manner, which the latter do hereby admit and acknowledge, the VENDORS do hereby convey the said PURCHASER free from all encumbrances all that the said property admeasuring an area of 2 Cottahs and 10 Chittaks 5 sq.ft., be the same a little more or less, more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written with the benefits of all rights, liberties, easements, appendages and appurtenances and all estate rights, title, interest, property claim whatsoever in the said property free from all encumbrances and attachments TO HAVE

AND TO HOLD the said property hereby conveyed to the PURCHASER absolutely.

The VENDORS do hereby covenant and agree with the PURCHASER as follows:

1. The interest which the VENDORS do hereby profess to transfer, subsists and that the VENDORS has rightful power and absolute authority to grant, convey, transfer, assign and assure unto the PURCHASER all that the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written.
2. It shall be lawful for the PURCHASER from time to time and at all times hereafter to enter into and upon and hold and enjoy all that the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written as an owner thereof and the portions appurtenant thereto and every part thereof and to receive rents, issues and profits and raise constructions thereupon or on part thereof without any interruption, disturbance, claim or demand whatsoever from or by the VENDORS or any person/persons claiming through, under or in trust from the VENDORS AND freed and discharged from or against all manner of encumbrances trusts liens and attachments.
3. The VENDORS shall from time to time and at all times hereafter upon every reasonable requests and at the cost of the PURCHASER make do acknowledge execute and perform all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further betterment or more perfectly assuring the title of all that the

said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written the properties appurtenant thereto and every part thereof unto the PURCHASER in the manner aforesaid.

4. The VENDORS further covenant with the PURCHASER that the VENDORS have not and/or shall not, in any conveyance, agreement or writing to be entered into or executed in favour of or with others incorporate any rights stipulations, covenants or obligations which in any manner will deal with transfer or abridge the rights covenants and privileges of the PURCHASER as hereby granted by this deed of conveyance.
5. The VENDORS do further covenant with the PURCHASER that the PURCHASER shall be entitled to all rights, privileges, vertical lateral and internal supports, easements, quasi-easements, appendages and appurtenances whatsoever belonging to or in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written and the properties appurtenant thereto usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appurtenant thereto which are herein more fully specified EXCEPTING AND RESERVING unto the VENDORS the rights, easements, quasi-easements, privileges and appurtenances.

The PURCHASER do covenant with the VENDOR as follows:

1. The PURCHASER has seen and verified the title of the VENDORS and has satisfied himself about the rights and powers of the VENDORS and the PURCHASER have agreed not to raise any objections thereof.

2. Until such time as all that the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written be separately assessed and/or mutated in respect of any tax or imposition, the PURCHASER from this date shall bear and pay such tax or imposition to be levied and/or be payable for the said property, as be deemed reasonable from time to time by the VENDORS from this date and the arrear taxes that have accrued upon the said premises till this date shall be borne by the VENDORS or his transferee/transferees.
3. Upon mutation of all that the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written for the purpose of liabilities of any tax or imposition the PURCHASER shall pay wholly such tax or imposition in respect of the same.
4. Apart from the amount of such taxes and impositions the PURCHASER shall be liable also to pay the penalty, interest, costs, charges and expenses for and in respect of taxes or impositions proportionately which arises only after the date.
5. The PURCHASER shall apply for and has all that the said property more fully and particularly mentioned in the FOURTH SCHEDULE hereunder written being portion of the FIRST, SECOND and THIRD SCHEDULE hereunder written, separately assessed for the purpose of assessment of municipal rates and taxes, if any so far as the same are allowable in law and shall also apply for and obtain mutation in their names as owners of the relevant municipal and other land records and VENDOR would sign and execute and obtain such papers or documents as may be required for the purpose of mutation.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT land measuring 4 (Four) Cottahs 13 (Thirteen) Chittaks and 6 (Six) square feet or 08 Satak more or less together with structure erected thereon or part thereof comprised in plot No. 5, being portion of R.S. Dag No.3155, appertaining to Khatian No.216, Mouza: Barhans Fartabad, J.L. No.47, Touzi No.109, Sub Registration office Sonarpur, Pargana Medan Malla, in the District of 24 Parganas(South), at present within the municipal limits of the Rajpur Sonarpur Municipality Ward No.26, P.S. Sonarpur, in the District of South 24 Parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT land measuring 4 (Four) Cottahs 13 (Thirteen) Chittaks and 6 (Six) square feet or 08 Satak more or less together with structure erected thereon or part thereof comprised in Plot No.5, being portion of R.S. Dag No.3155, appertaining to Khatian No.216, Mouza: Barhans Fartabad, J.L. No.47, Touzi No. 109, Sub Registration office Sonarpur, Pargana Medan Malla, in the District of 24 Parganas (South), at present within the municipal limits of the Rajpur Sonarpur Municipality Ward No. 26, under P.S. Sonarpur, in the District of South 24 Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO :

ALL THAT land measuring 6(six) cottahs including 3 (Three) Cottahs 10(Ten) Chittaks and 0 (Zero) square feet more or less together with structure erected thereon or part thereof comprised in Plot No.5, being portion of R.S. Dag No.3155 and 3156, appertaining to Khatian No.216, Mouza: Barhans Fartabad, J.L. No.47, Touzi No. 109, Sub Registration

office Sonarpur, Pargana Medan Malla, in the District of 24 Parganas (South), at present within the municipal limits of the Rajpur Sonarpur Municipality Ward No. 26, under P.S. Sonarpur, in the District of South 24 Parganas

THE FOURTH SCHEDULE ABOVE RAFTERED TO :

ALL THAT land measuring 2 Cottahs and 10 Chittaks 5 sq.ft.more or less together with structure (64 sq.ft approx) erected thereon or part thereof comprised in Plot No. 'D' herein being portion of the FIRST, SECOND and THIRD SCHEDULE hereinabove comprised in R.S. Dag No.3155 and 3156, appertaining to Khatian No.216, Mouza: Barhans Fartabad, J.L. No.47, Touzi No. 109, Sub Registration office Sonarpur, Pargana Medan Malla, in the District of 24 Parganas (South), at present within the municipal limits of the Rajpur Sonarpur Municipality Ward No. 26, Holding No.318,317 & 465 part, under P.S. Sonarpur, in the District of South 24 Parganas and the said property is shown and delineated with border colour RED in the plan annexed herewith.

The land is butted and bounded in the manner as follows :

On the North : Plot purchased by Anindya Manna.

On the South : Plot purchased by Bijon Bhattacharjee and others.

On the East : 6.098 M wide E.M. Bye Pass bye lane.

On the West : Other's land, in Dag No.4377 & 4376.

IN WITNESS WHEREOF, the parties hereunto have executed and delivered the presents on the day, month and year first above written.

Signed and delivered by the within
named VENDORS and
PURCHASERS in presence of :

1. Purnashattan Ganguly
2/35, Veladi Nagare
KOL-700 092

2. Bishwan Bhattacharya
Balur, Gariahat, Kol-84.

3.

4.

Santosh Kumar Mukherjee.












Sitangshu Kumar Mukherjee

Himangshu Mukherjee











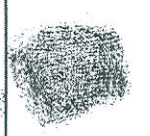
Shila Ganguly

VENDORS






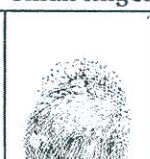





PURCHASER

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


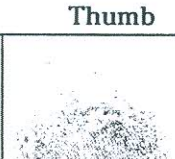









Name
 Signature *Santosh Kumar Mukherjee*

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

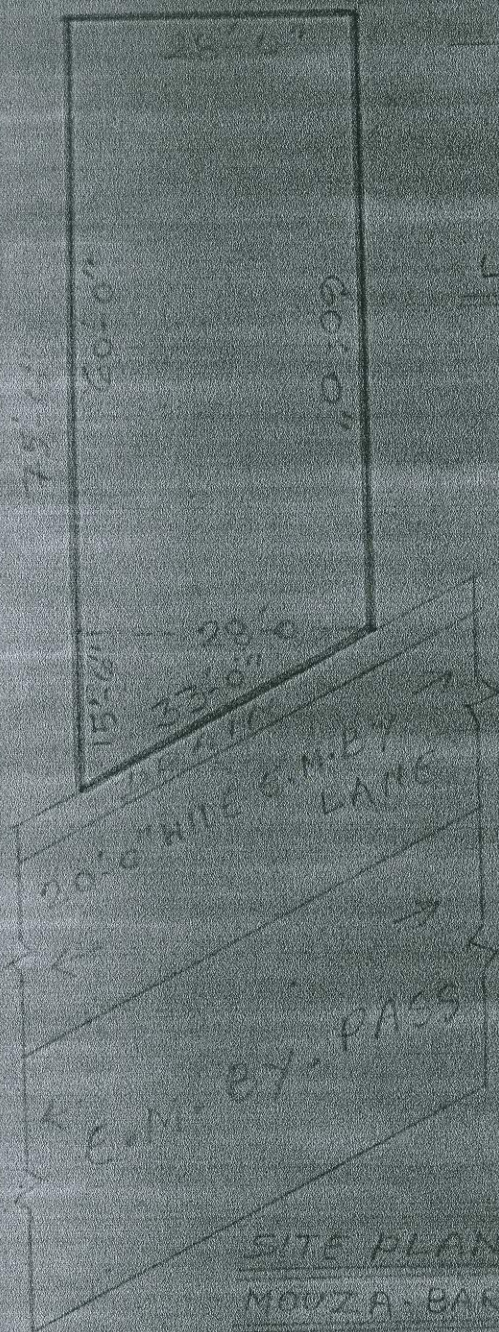
Name
 Signature *Sitangshu Kumar Mukherjee*

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

Name
 Signature *Himangshu Mukherjee*

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

Name
 Signature *Shila Ganguly*



LAND = 2K 10CH. 5 SFT



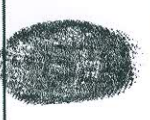








Santosh Kumar Mukherjee

Satange Kumar Mukherjee

Himangshu Mukherjee

Shila Ganguly

SITE PLAN OF R.S. DIAGNO-3155/3166
MOUZA BARKHANS PARTA P.S. J. LAND-47
P.G. SONARPUR DIST. 24 PARGANA (S)
SCALE = 1:25 KH. NO-216
HOLDING NO-318-317 & 465 PART

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

Name PANKAJ BHUSAN GAYEN

Signature Pankaj Bhusan Gayen

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

Name

Signature

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

Name

Signature

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

Name

Signature

MEMO OF CONSIDERATION

Received a sum of Rupees 2,10,556 /-(Rs. Two lacs Ten Thousand Five Hundred Fifty Six) only, as full and final consideration in respect of all that piece and parcel of land mentioned in the FOURTH SCHEDULE hereunder written from the PURCHASER in the manner enunciated below :

i) Draft no. 109042, S.B.I. Service Branch	Rs. 200,000/-
ii) Cash	Rs. 10,556/-
	210,556/-

Witnesses :

1. Praushantam Ganguly
2/35, Netaji Nagar
KOL- 700 092

Santosh Kumar Mukherjee

Satangshu Kumar Mukherjee

Himangshu Mukherjee

2. Bishan Bhattacharya

Shila Ganguly

VENDORS

Drafted by :

Dr. Ranjan Basu, Esq.
Asipore, Kolkata - 27.
A. no. 33

Typed by : Paulomi Basu
Banskhoni Kol- 70

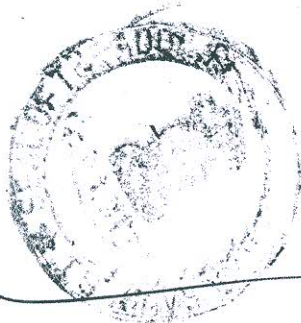
REGD. IN

BOOK NO. 1
FOLIO NO. 1
AGE NO. 1519
REG. NO. 04586
2007



3
ADDITIONAL REGISTRAR
ASSURANCE-1, KOLKATA

30/5/07



ADDITIONAL REGISTRAR
ASSURANCE-1, KOLKATA

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30/5/07