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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 048490

under the Indian Stamp Act, 1898
and also as amended by W. Bengal
Stamp Amendment Act, 1938.
Schedule IA No.



20.7.07

20.7.07

20.7.07

20.7.07

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

Thousand and Six(2006)A.D, BETWEEN 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, hereinafter
referred to as THE VENDOR (which expression shall unless excluded

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1002 Date 10/5/06
 Anindya Kishore Manna.
 Bijay nagar Gosaba m/s
 Salt

Das
 Samiran Das
 Stamp Vendor
 Allpore Police Court
 North 24 Pgs. Kol-1

✓ Santosh Kumar Mukherjee



4212

✓ Santosh Kumar Mukherjee



4216

Anindya Kishore Manna

PRESENTED FOR REGISTRATION
 20th July 06
 day of July 06
 at his residence
 Santosh Kumar Mukherjee
 one of them

ADDITIONAL REGISTRAR
 ASSURANCES-1, KOLKATA

Santosh Kumar Mukherjee
 S/O of K.S. Mukherjee
 Anindya Kishore Manna
 S/O of Anand Kumar Bhat
 At 12/1, Gabnich Bazar
 Lane C.S. Road
 W-33



Purnashattan Ganguli
 S/O Late Kairailal Ganguli
 2/35, Netaji Nagar
 KOL-700 092
 Business

Purnashattan Ganguly
 S/O Late Kairailal Ganguly
 2/35, Netaji Nagar
 W-32
 Annans

ADDITIONAL REGISTRAR
 ASSURANCES-1, KOLKATA

Clear
 21/7/06

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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. ANINDYA KISHORE MANNA son of Mr. Baneswar Manna, by faith Hindu, by occupation retired person, resident of Bijoy Nagar, under P.S. Gosaba District 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 and Sitangshu Kumar Mukherjee 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 a portion of the allotted property falling at the northern 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 herein.

AND WHEREAS the VENDOR have been in possession and enjoyment of his respective portions of the said land more fully and particularly described in the FIRST schedule hereunder written as its owner thereof.

AND WHEREAS the abovenamed PURCHASER approached the said VENDOR for purchasing all that the said land admeasuring an area of approximately 2 Cottahs, 15 Chittaks, 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 SECOND SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY" being portion of the FIRST SCHEDULE hereunder written.

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

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to buy all that the said property more fully and particularly mentioned in the SECOND SCHEDULE hereunder written being portion of the FIRST SCHEDULE hereunder written at an agreed price of Rupees 2,93,750/- (Rs. Two lacs ninety three thousand seven hundred fifty) only free from all encumbrances and attachments whatsoever.

AND WHEREAS the PURCHASER being fully satisfied with the title of the VENDOR, has already paid to the said VENDOR a sum of Rupees 2,93,750/- (Rs. Two lacs ninety three thousand seven hundred fifty) only, as full consideration money for all that the said property more fully and particularly mentioned in the SECOND SCHEDULE hereunder written

being portion of the FIRST SCHEDULE hereunder written which the VENDOR do admit and acknowledge and has duly received as per memo of the consideration below.

AND WHEREAS the said VENDOR do declare that he has a clear and marketable title to sell ALL THAT the said property more fully and particularly mentioned in the SECOND SCHEDULE hereunder written being portion of the FIRST SCHEDULE hereunder written.

AND WHEREAS the PURCHASER has requested the said VENDOR to execute this Deed of Conveyance in respect of the said property and the VENDOR has 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 2,93,750/-(Rs. Two lacs ninety three thousand seven hundred fifty) only paid by the PURCHASER to the said VENDOR in a consolidate manner, which the latter do hereby admit and acknowledge, the VENDOR do hereby convey the said PURCHASER free from all encumbrances all that the said property admeasuring an area of 2 Cottahs 15 Chittaks, be the same a little more or less, more fully and particularly mentioned in the SECOND SCHEDULE hereunder written being portion of the FIRST 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 VENDOR do hereby covenant and agree with the PURCHASER as follows:

1. The interest which the VENDOR do hereby profess to transfer, subsists and that the VENDOR 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 SECOND SCHEDULE hereunder written being portion of the FIRST 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 SECOND SCHEDULE hereunder written being portion of the FIRST 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 VENDOR or any person/persons claiming through, under or in trust from the VENDOR AND freed and discharged from or against all manner of encumbrances trusts liens and attachments.
3. The VENDOR 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 SECOND SCHEDULE hereunder written being portion of the FIRST SCHEDULE hereunder written the properties appurtenant thereto and every part thereof unto the PURCHASER in the manner aforesaid.
4. The VENDOR further covenant with the PURCHASER that the VENDOR has 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 VENDOR does 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 SECOND SCHEDULE hereunder written being portion of the FIRST 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 VENDOR the rights, easements, quasi-easements, privileges and appurtenances.

The PURCHASER does covenant with the VENDOR as follows:

1. The purchaser has seen and verified the title of the VENDOR and has satisfied himself about the rights and powers of the VENDOR and the PURCHASER has agreed not to raise any objections thereof.
2. Until such time as all that the said property more fully and particularly mentioned in the SECOND SCHEDULE hereunder written being portion of the FIRST 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 VENDOR from this date and the arrear taxes that have accrued upon the said premises till this date shall be borne by the VENDOR or his transferee/transferees.
3. Upon mutation of all that the said property more fully and particularly mentioned in the SECOND SCHEDULE hereunder written being portion of the FIRST 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 SECOND SCHEDULE hereunder written being portion of the FIRST 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 his name as owner 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 Cottahs 13 Chittaks and 6 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 2(two) Cottahs 15(fifteen) Chittaks and 0 (zero) square feet more or less together with structure (64 sq.ft approx) erected thereon or part thereof herein being portion of the FIRST SCHEDULE hereinabove comprised in 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, Holding No.318 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.

Santosh Kumar Mukherjee

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

On the North : Portion of land in Dag No.3155.

On the South : Plot purchased by Pankaj Gayen.

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 VENDOR and
PURCHASER in presence of :












1. *Premshattan Ganguly*
2/35, Naladi Nigade.
KOL-700 092

Santosh Kumar Mukherjee.

VENDOR












2. *Bishan Bhalla Choppa*
Gorion, Ballia KOL-84.

Anindya Kishore Manna
PURCHASER

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

Name ANINDYA KISHORE MANNA.

Signature Anindya Kishore Manna

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

Name

Signature Santosh Kumar Manna

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

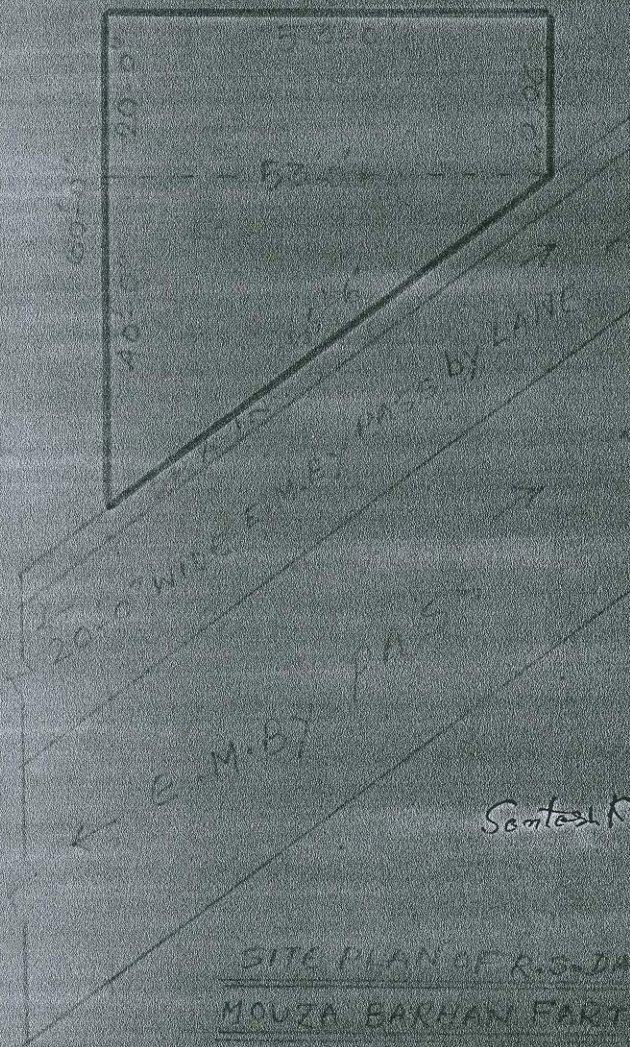
Name

Signature

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

Name

Signature



LAND = 2.15 CH

Santosh Kumar Makhorji

SITE PLAN OF R.S. DAG NO-3155, KHUL-216
MOUZA BARNAN FARTANAB, J. LAND- 48
P.S. SONARPUR DIST- 24 DIAGAN (S.S.)
HO/DIN/11-318 PLAT SCALE = 1:50

Anindya Kishore Manna

MEMO OF CONSIDERATION

Received a sum of Rupees 2,93,750/- (Rs. Two lacs ninety three thousand seven hundred fifty) only, as full and final consideration in respect of all that piece and parcel of the said property mentioned in the SECOND SCHEDULE hereunder written from the purchaser in the manner enunciated below:

~~Draft No. 109042, S.B.F. Service~~

- i) Draft no. 102455, S.B.F. Service Branch - Rs. 1,93,750/-
ii) By cheque - Rs. 1,00,000/-

Rs. 2,93,750/-

Witnesses :

1. Purnashottam Gearguly
2

2. Bidhan Bhattacharya

Santosh Kumar Mukherjee

VENDOR

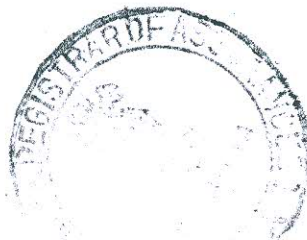
Drafted by me:

Dr. Ranjan Basu, D.W.
Kipore, Kolkata - 27.
A. NO. 33

Typed by : Paulomi Basu
Bansdereni, Kel - 70

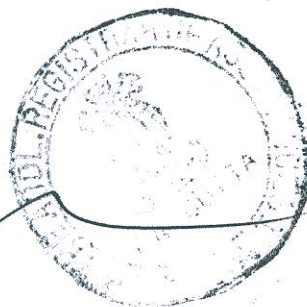
REGD. IN

BOOK NO. 1
VOLUME NO. 1
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SHEET NO. 14254
YEAR 2006



[Signature]
ADDITIONAL REGISTRAR
ASSURANCES-1, KOLKATA

21/11/08



ADDITIONAL REGISTRAR
ASSURANCES-1, KOLKATA

[Signature]
21/11/08

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