

04783/12

5034/12



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

अभिषेक पश्चिम बंगाल WEST BENGAL

F 484077

32-9670/12
32, 287
27/4/12



Certified that the foregoing is a true and correct copy of the original document as the part of this Document.

23/4/12

Additional Registrar
of Assam, Guwahati, India

SALE DEED

THIS INDENTURE made this the 27th day of April, 2012

16609

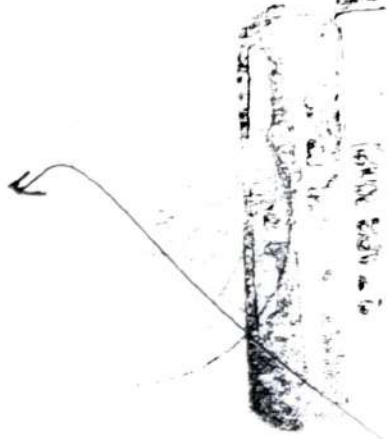
Dr. D. Datta, Adv

NAME.....	Dr. D. Datta
ADD.....	4 C. Court
Reg.....	
20-2001-100012 3 APR 2012	
SUTANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

20-2001-100012



23 APR 2012

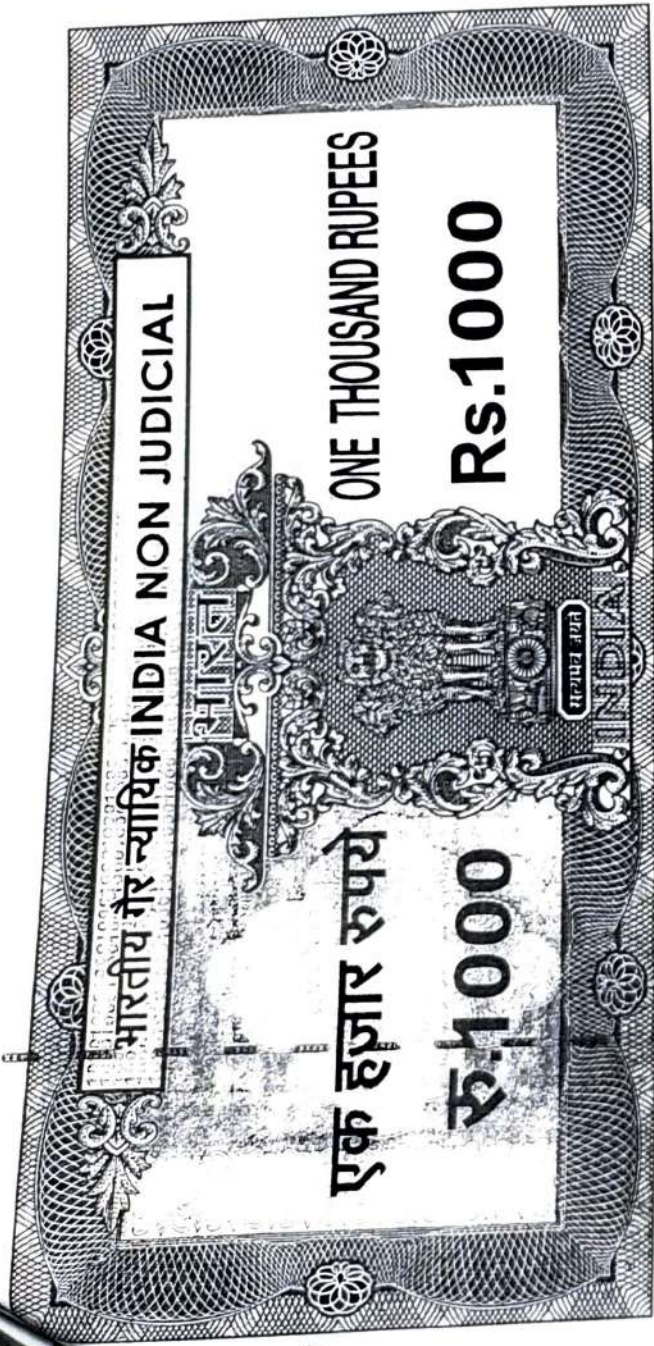


Identified by me -

Entanya Datta

Advocate

High Court, Calcutta



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु. 1000

Rs. 1000



पश्चिम बंगाल WEST BENGAL

F 484078

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BETWEEN

(1) **AMAL KUMAR MAITRA**, son of Late Atul Kumar Maitra, by Occupation Service & (2) **SMT. JUTHIKA MAITRA**, wife of Late Amal Kumar Maitra, by Occupation Housewife, both by faith

Biswanath Maitra

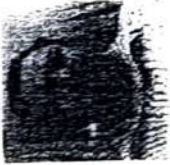
Name of the Presentant	Photo	Finger Print	Signature with date
Swanath Mukherjee 17/3, Lakshmi Dutta lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin 700003		 LTI 27/04/2012	Biswanath Mukherjee 27.04.12

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amal Kumar Maitra Address -17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin 700003	Self		 LTI 27/04/2012	Amal Kumar Maitra
2	Juthika Maitra Address -17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin 700003	Self		 LTI 27/04/2012	Juthika Maitra
3	Sukhen Bagchi Address -17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin 700003	Self		 LTI 27/04/2012	Sukhen Bagchi
4	Sanat Bagchi Address -17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin 700003	Self		 LTI 27/04/2012	Sanat Bagchi

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / 1 T1 Sheet of Serial No. 04783 / 2012, Deed No. (Book - I , 05094/2012)

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Krishna Das Address -17/3, Lakshmi Dutta lane, Kol, Thana -Shyampukur, District -Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003	Self		 LTI	Krishna Das
			27/04/2012	27/04/2012	
	Biswanath Mukherjee Address -17/3, Lakshmi Dutta lane, Kol, Thana -Shyampukur, District -Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003	Self		 LTI	Biswanath Mukherjee
			27/04/2012	27/04/2012	

Signature of Identifier of above Person(s)

Signature of Identifier with Date
 Sukanya Datta
 Advocate
 27.04.12



Abani Kumar Dey

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II
 Office of the A.R.A. - II KOLKATA



Government Of West Bengal
Office Of the A.R.A: - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05094 of 2012
(Serial No. 04783 of 2012)

)n

Payment of Fees:

In 27/04/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under subchedule 1A,
Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 359.00/-, on 27/04/2012

(Under Article : A(1) = 352/- , E = 7/- on 27/04/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-32,232/-

Certified that the required stamp duty of this document is Rs - 1944 /- and the Stamp duty paid as Impresive Rs.- 2000/-

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.50 hrs on :27/04/2012, at the Office of the A.R.A. II KOLKATA by Biswanath Mukherjee , one of the Claimants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 27/04/2012 by

1. Amal Kumar Maitra, son of Late Atul Kumar Maitra , 17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003, By Caste Hindu, By Profession : Service
2. Smt Juthika Maitra, wife of Amal Kumar Maitra , 17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003, By Caste Hindu, By Profession : House wife
3. Sukhen Bagchi, son of Late Tarapada Bagchi , 17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003, By Caste Hindu By Profession : Service

(Abani KumarDey)

ADDL. REGISTRAR OF ASSURANCES-II

27/04/2012 14:29:00

EndorsementPage 1 of 2

common areas, by virtue of a Sale Deed dated 30th November, 2001



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05094 of 2012

(Serial No. 04783 of 2012)

1. Sanat Bagchi, son of Late Tarapada Bagchi, 17/3, Lakshmi Dutta lane, Kol. Thana Shyampukur, District-Kolkata, WEST BENGAL, India, P.O. - Pin -700003, By Caste Hindu, By Profession Business

2. Smt Krishna Das, wife of Pradip Kumar Das, 17/3, Lakshmi Dutta lane, Kol. Thana Shyampukur, District-Kolkata, WEST BENGAL, India, P.O. - Pin -700003, By Caste Hindu, By Profession House wife

3. Biswanath Mukherjee, son of Amar Nath Mukherjee, 17/3, Lakshmi Dutta lane, Kol. Thana Shyampukur, District-Kolkata, WEST BENGAL, India, P.O. - Pin -700003, By Caste Hindu, By Profession Business

Identified By Sukanya Datta, daughter of - , High Court Cal, District-Kolkata, WEST BENGAL, India, P.O. - , By Caste Hindu, By Profession Advocate

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



Abani Kumar Dey

27/04/2012 14:29:00

(Abani KumarDey)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2

common areas, by virtue of a Sale Deed dated 30th November, 2001

Hindu and both residing at 17/3, Lakshmi Dutta Lane, P.S. - Shaympukur, Kolkata - 700003, hereinafter called and referred to as "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and assigns) of the ONE PART

AND

(1) SUKHEN BAGCHI, by Occupation Service & **(2) SANAT BAGCHI**, by Occupation Business, both sons of Late Tarapada Bagchi, both by faith - Hindu, and both residing at 17/3, Lakshmi Dutta Lane, P.S. - Shaympukur, Kolkata - 700003, **(3) SMT. KRISHNA DAS**, wife of Pradip Kumar Das, by faith - Hindu, by Occupation Housewife, residing at 17/3, Lakshmi Dutta Lane, P.S. - Shaympukur, Kolkata - 700003, **(4) BISWANATH MUKHERJEE**, son of Amar Nath Mukherjee, by faith - Hindu, by Occupation Business, residing at 17/3, Lakshmi Dutta Lane, P.S. - Shaympukur, Kolkata - 700003, hereinafter called and referred to as "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, representatives, administrators and assigns) of the OTHER PART

WHEREAS the Vendors became the Owner of ALL THAT residential Flat No.C or portion on the First Floor measuring about 575 Sq. Ft. including super built up area, described in the Schedule "B" below, old and dilapidated two storied brick built building, together with the proportionate share of land measuring about 2 Cottahs 12 Chittaks, be the same a little more or less, on which the said old structure is erected and built at and being Premises No. 17/3, Lakshmi Dutta Lane (formerly known and numbered as 17/1, Lakshmi Dutta Lane), Police Station - Shyampukur, Kolkata - 700 003, described in the Schedule "A" below, with the right to use common areas, by virtue of a Sale Deed dated 30th November, 2001

registered at the Office of the Additional Registrar of Assurances - II, Kolkata and recorded in Book No.I, Volume No.I, pages 1 to 21 being No.517 for the year 2007 and executed by one Suniti Chatterjee as a Shebait and on behalf of Sri Sri Iswar Annapurna and Mahadeb, as the Vendor and by one Samarendra Nath Karuri as the Confirming Party; the Purchaser therein and the Vendor herein was thus seized and possessed of the said residential Flat or portion since then by exercising all rights of ownership.

AND WHEREAS the Vendors and the Purchasers are separately the owners of 4 different flats/portions of the said Premises No. 17/3, Lakshmi Dutta Lane, Kolkata - 700 003, and they have amicably decided to mutually transfer small fractions/portions of each such flat/portion inter se between themselves so that all of them have shares in the entire building.

AND WHEREAS in terms of such arrangement/agreement the Vendors have agreed to sell and the Purchasers have agreed to purchase ALL THAT piece and parcel of 1.73913 % undivided share more or less equivalent to 10 Sq. Ft. impartible undivided share in the residential Flat or portion being marked as Flat No.C on the First Floor measuring about 575 Sq. Ft. including super built up area, more fully and particularly described and mentioned in the Schedule "B" hereinbelow at Premises No. 17/3, Lakshmi Dutta Lane, Kolkata - 700 003, as in Schedule "A" hereinbelow, at and for a token consideration price of Rs.1,000/- being free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs.1,000/- (Rupees one Thousand) only of the lawful money paid by the purchasers to the vendors on or before the execution of these presents (the receipt whereof the vendors hereby admit, acknowledge and from the same

and every part thereof), the vendors do hereby acquit release and forever discharge the purchasers their respective heirs, successors, legal representatives, executors, administrators and assigns and the vendors herein do hereby jointly and/or severally sell, transfer, convey, assign and assure unto and to the said purchasers herein ALL THAT piece and parcel of 1.73913 % undivided share more or less equivalent to 10 Sq. Ft. impartible undivided share in the residential Flat or portion being marked as Flat No.C on the First Floor measuring about 575 Sq. Ft. including super built up area, more fully and particularly described and mentioned in the Schedule "B" hereinbelow at Premises No. 17/3, Lakshmi Dutta Lane, Kolkata - 700 003, as in Schedule "A" hereinbelow, along with the common areas, half of the depth of the partition walls, stairs, staircase, landings and common passage, drains, sewers, water pipes and all other fixtures and equipments of common utility appertaining to the said building TOGETHER WITH proportionate undivided impartible share and/or interest in the land underneath the said building AND the reversion or reversions remainder or remainders and the rents issues and profits of in connection with the said undivided portion and the properties appurtenant TO HAVE AND TO HOLD the said portion and the properties appurtenant thereto hereby granted, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchasers jointly and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any of condition use trust or other things whatsoever in alter, defect, encumbrances or make void the same AND NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid the Vendor(s) has/have good, right, full power and absolute authority to grant, sell transfer, convey, assign and assure the proportionate undivided impartible share and/or interest in the land of the said portion hereby granted, sold, transferred, conveyed, assigned and assured or expressed or

intended, so to be unto and to use of the purchasers in the manner aforesaid and that the purchasers shall and may from time to time and at all times hereafter jointly peaceably and quietly possess and enjoy the said portion hereby granted, sold transferred, conveyed, assigned and assured or expressed or intended so to be unto and the use of the manner aforesaid and receive the rents issues and profits thereof without lawful eviction interruption claims or demand whatsoever from or by the vendor or by any persons of lawfully or equitably claiming or to claim from under or in trust for the vendor(s) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated discharged or otherwise by the vendor(s) well and sufficiently save defended kept harmless and indemnified of from and against all and all manner of former or other estate, rights, title, leases, mortgage, charges, trusts, waqfs, debutters, attachments, executions, lispensends, claims demands and encumbrances made or done occasioned or suffered by the vendor(s) or any person lawfully or equitably claiming or to claim by from through under or in trust for the vendor(s). AND THAT the vendor(s) declare(s) that he/they is/are the owner of the said property hereby sold and further it declares that it has not concealed any fact relating to its right, title and interest in the said property till date. The said vendor(s) doth hereby also undertake that in case of any defect concealment mistake or misrepresentation in the title as stated in this Deed is found and if the purchasers, their respective heirs, legal representatives and administrators are put to any difficulty and suffer any loss, the vendor(s) including his/their successors shall be bound to rectify the defects and shall compensate the loss so caused to the purchasers, their heirs, nominee or nominees regarding possession or title herein described and the vendor(s) will be liable to be proceeded against for such act or acts in the competent court of law AND THAT THE VENDOR and all legal heirs and persons under it shall and will from time to time do and execute and cause

to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto the said purchasers their respective heirs, executors, representatives and assigns and for retaining their joint possession of the same according to the true intent and meaning of this conveyance as shall and may be reasonably required. HOWEVER the Vendor(s) and the Purchasers shall jointly use enjoy the said residential flat or portion as described in the Schedule "B" hereunder subject to the terms and conditions as provided in the respective sale deeds of the Vendors and Purchasers in respect of the said premises.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT piece and parcel of an old and dilapidated two storied brick built building erected and built on the land measuring about 2 Cottahs 12 Chittaks, be the same a little more or less, at and being Premises No. 17/3, Lakshmi Dutta Lane (formerly known and numbered as 17/1, Lakshmi Dutta Lane), Police Station - Shyampukur, Kolkata - 700 003, under Kolkata Municipal Corporation Ward No. 8 butted and bounded by :-

ON THE NORTH : Premises No. 17/4, Lakshmi Dutta Lane.
 ON THE EAST : Premises No. 17/5, Lakshmi Dutta Lane.
 ON THE SOUTH : Premises No. 17/2/B, Lakshmi Dutta Lane.
 ON THE WEST : Lakshmi Dutta Lane.

SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT residential Flat No.C or portion on the First Floor measuring about 575 Sq. Ft. including super built up area, together with the proportionate share of land described in the Schedule "A" above with the right to use common areas, passages,

stairs and roof as described in the Sale Deed by virtue of which the Vendor herein became the owner.

SCHEDULE "C" ABOVE REFERRED TO :

(The portion sold hereby)

ALL THAT piece and parcel of 1.73913 % undivided share more or less equivalent to 10 Sq. Ft. impartible undivided share in the residential Flat or portion being marked as Flat No.C on the First Floor measuring about 575 Sq. Ft. including super built up area, more fully and particularly described and mentioned in the Schedule "B" hereinabove at Premises No. 17/3, Lakshmi Dutta Lane, Kolkata - 700 003, as in Schedule "A" hereinabove, along with undivided proportionate share in the land underneath, the entire flat/portion to be used and enjoyed by the Vendors and Purchasers jointly.

IN WITNESS WHEREOF the parties do hereby set and subscribed their respective hand and signature in this the day, date and year first above written.

SIGNED AND DELIVERED at Kolkata
in the presence of:

WITNESSES:

1. Krishna Chatterjee
D/o Amars Nath Mukherjee
17/3 Lakshmi Dutta Lane
KOL- 700003

Juthika Mahtta
Anil Kumar Mahtta

SIGNATURE OF THE VENDORS

2. Parimal Debata
S/o. Late Atul K. Mahtta
17/3, Lakshmi Dutta Lane, KOL- 700003.
KOL- 700003.
Parimal Debata
Biswanath Mukherjee
Suman Chandra
Kishore Das

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs.1,000/- (Rupees One Thousand) only from the within mentioned purchaser(s) in Cash.

Total: Rs. 1,000.00
(Rupees One Thousand only)

WITNESSES:

1. *Parvimal Joshi*

Juthika Maitra
Amal Kumar Maitra

SIGNATURE OF THE VENDORS

2. *Krishna Chatterjee* ;

Drafted by me,

Dipankar Saha
Advocate

FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	 Jashwanth Doshi					
						
	 Juthika Mehta					
						
	 Amal Kumar Mehta					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	 Rakesh Das,					
						
	 Sonet Bogchi					
						
	 Biswanath Bandyopadhyay					
						

DATED THIS 30TH DAY OF NOVEMBER, 1941

SRI SRI ISHAR ANNA PURNA AND MAHADEB

$$-\frac{AN D}{-}$$

.....
"CONFIRMING PARTY"

SMT. KRISHNA DAS

1951

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MR. SHYAMAL KUMAR MUKHERJEE,
Advocate,
M. Com, LL. B.,
7/4, Raja Rajbhallav Street,
Calcutta - 700 003.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 4317 to 4334
being No 05094 for the year 2012.



Abani Kumar Dey

(Abani Kumar Dey) 14-May-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal