

AR 11/2006



००७२८

अखिल बंगाल पश्चिम बंगाल WEST BENGAL

3/2/16
92AA 984454

Serial No. 726 dt. 16
Bk. No. 1 Vol. No. 1 Pages to
Bk. No. 4217 Year 2006
T. No. 1 dt. 16/2/2006
Amount 169.00/-

R-22

4.00
10.00
10.00
165.00
189.00/-

1. Name of the party to whom the stamp is issued
2. Name of the party to whom the stamp is issued
3. Name of the party to whom the stamp is issued
4. Name of the party to whom the stamp is issued
5. Name of the party to whom the stamp is issued
6. Name of the party to whom the stamp is issued
7. Name of the party to whom the stamp is issued
8. Name of the party to whom the stamp is issued
9. Name of the party to whom the stamp is issued
10. Name of the party to whom the stamp is issued

Cop. F. No. 00726
Serial and Date of Issue P. Day

As per Order of the Court

Registrar of Assurances-II

Kolkata 02/02/16

[Signature]

ADDL. REGISTRAR OF ASSURANCES-II
Kolkata

3/2/16

16564

10

S. P. RAY (S.D. 1A 2016)
Sobhan - and son
Kawla

01 JAN 2016

Handwritten signature



IMAGEBASE: igri1902 [34749]
DEED # = 2006104217
DISTRICT = Kolkata
THANA = Shyampukur

04 5000R

INDIA NON JUDICIAL	
40000/-	Rs 5000
FIVE THOUSAND RUPEES	
MOUZA	KHATIAN #
MUNICIPALITY	HOLDING #
ROAD CODE	NATURE OF LAND
AREA OF LAND	PLOT #
WARD #	PREMISES #
AREA OF STRUCTURE	17/23
= 1980	
= Laxmi Dutta Lari	

MIV 6,751000
for

Cheque No. 005394 dt. 27.3.06
for Rs. 28,150.00 has been paid or
defect stamp duty is 41.

ARA-II
28.3.06

Stamp
28.3.06

Deed # A Fees Rs. 3163.00
Subsequently realised
on 28/3/06 Cheque no. dt.

A 1089

E 7 SALE DEED

1096
K(1)-50

THIS DEED OF SALE made this the 30th day of November,

2001 B E I W E E N SRI SRI ISWAR ANNAPURNA AND MAHADEB,
deities consecrated and established at premises No. 17/3,

Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata- 700 003,

hereinafter referred to as the "said deities" represented

by it Shebait, SUNITI CHATTERJEE, son of Saktipada

Chatterjee, since deceased, by faith Hindu, by occupation

Advocate, presently residing at 14, Ramkanta Bose Street,

Contd.....p/2.

23055

Pravinanthi Mukherjee
17/3, Lakshmi Bazar
Chennai - 600 003

17/3/11

21/11/11

10 - 8000
20 - 2000
7000

Treasurer

1-20/11/11
Pravinanthi Mukherjee
17/3, Lakshmi Bazar
Chennai - 600 003
17/3/11

Pravinanthi Mukherjee
17/3/11

Pravinanthi Mukherjee

PRASANTHI MUKHERJEE

Pravinanthi Mukherjee
17/3, Lakshmi Bazar
Chennai - 600 003

Pravinanthi Mukherjee
17/3, Lakshmi Bazar
Chennai - 600 003

Pravinanthi Mukherjee
17/3, Lakshmi Bazar
Chennai - 600 003

Pravinanthi Mukherjee
17/3, Lakshmi Bazar
Chennai - 600 003

Pravinanthi Mukherjee
17/3, Lakshmi Bazar
Chennai - 600 003

Pravinanthi Mukherjee

Pravinanthi Mukherjee

Pravinanthi Mukherjee

Pravinanthi Mukherjee

Pravinanthi Mukherjee

Pravinanthi Mukherjee

1000Rs.



-: 2 :-

P.S. Shyampukur, Kolkata- 700 003 hereinafter referred to as "Y E N D O R" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successor-in-Office) of the FIRST PART A N D SAMABENDRA NATH KARURI, son of Nandalal Karuri, since deceased, by faith Hindu, by occupation Landlord residing at 14/6A, Ramkanta Bose Street, P.S. Shyampukur, Kolkata- 700 003, hereinafter referred to as "CONFIRMING PARTY"

Contd.....p/3.

21/11/25

Biswanath Mukherjee
17/3. Lakshmi Dutta, Calcutta

Calcutta

21/11/25

15/11/25
20/11/25
21/11/25

Sanarendra Nath

Sanarendra Nath
Karni Sp. Navla
Lal. Karni Hindu
Land. Good. at 14/6A
Ran Kanta Bose.
Street Kolkata.
700003

Bigy Chandra

Bigy. Chandra.
16/11/25
Chandra - 15/11/25
Still 11/11/25. Ganga
12/11/25 - Cal. 12.

12/11/25

1000RS.



-: 3 :-

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives, administrators and assigns) of the SECOND PART A N D BISWANATH MUKHERJEE, son of Amar Nath Mukherjee by faith Hindu, by occupation Business, residing at 17/3, Lakshmi Dutta Lane, P.S. Shyampur, Kolkata- 700 003, hereinafter referred to as "PURCHASER"

Contd.....p/4.

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives, administrators and assigns) of the OTHER PART.

WHEREAS One Smt. Daksha Bala Mukhopadhyaya alias Debi of 17/3, Lakshmi Dutta Lane, Kolkata- 700 003 became the sole and absolute owner of two storied brick built building being premises No. 17/3, Lakshmi Dutta Lane, (formerly known and numbered as 17/1, Lakshmi Dutta Lane) Kolkata- 700 003 (hereinafter referred to as "said Premises") together with the land underneath measuring about 2 Cottah 12 Chittak be the same a little more or less more fully and particularly described in the Schedule 'A' below ~~Mistake~~ by way of purchase vide Deed No. 3657 registered in the Office of ^{the District} Registrar of Assurances, Calcutta and recorded in Book No. 1, Volume No. 104, pages No. 63 to 70 for the year 1916 and executed by one Jogendra Nath Mukherjee as a vendor on 25.09.1916 and had been enjoying the said premises by inducting several tenants and by realising rent therefrom.

AND WHEREAS the said Smt. Dakshabala Mukherjee alias Debi during her lifetime made published and executed her last Will and Testament on 5th August, 1985 whereby and wherein she consecrated the said premises together with of all her moveable and immovable properties in favour of the said deities

Contd.....p/5.

after her death and in her said Will and Testament, the said Smt. Dakshabala Mukherjee alias Debi also gave the following directions by appointing one Banshi Badan Bandopadhyaya, since deceased of 25/1A, Durga Charan Mukherjee Street, Kolkata-700 003 as executor of her said last Will and Testament and first shebait of the said deities :

1. That the said executor and shebait after obtaining probate shall make arrangement for performing "seva Puja" of the said deities.
2. That the said executor and shebait shall maintain the debutter estate, develop the same, repair the building, pay taxes, electric bills, etc. out of the income of the debutter properties with the consultation of Samarendra Nath Karuri, the confirming party herein.
3. That the said shebait or his wife or daughter shall be at liberty to appoint the next shebait in his or their place and stead.
4. That the shebait shall, subject to the permission of Samarendra Nath Karuri, the confirming party herein, sell the said premises in the event it is found that the income will be higher than the income from the said premises and shall invest or keep the said sale proceeds with any Bank or Government Security and also shall purchase another house

property wherein the deities will be installed and shall perform seva puja and etc. of the Deities.

AND WHEREAS the said Smt. Dakshabala Mukherjee alias Debi died on or about 22nd August, 1987 and on her demise, the said Banshi Badan Banerjee duly applied to the Hon'ble High Court at Calcutta in its Testamentary and Intestate jurisdiction for the grant of probate of the said Will vide Case No. 59 of 1988.

AND WHEREAS the said Will was duly proved and probate certificate was granted by the Hon'ble High Court at Calcutta vide its order dated 20th December, 1988.

AND WHEREAS the said Banshi Badan Banerjee died on 8th May, 1996 without appointing next sebaait and thereby at the event of his death his widow, Smt. Ava Rani Banerjee had been acting as Shebaait of the said deities as per direction of the said Will of the said Smt. Dakshabala Mukherjee, alias Debi and as the said Shebaait Smt. Ava Rani Banerjee owing to her old age and inability due to several diseases and her daughters were not interested to act as shebaait, the said Smt. Ava Rani Banerjee resigned from the office of shebaait by appointing the new Shebaait, Suniti Chatterjee on 2nd May, 1997 by executing and registering the Deed of Appointment wherein the daughters of the said Banshi Badan Banerjee, since deceased

Contd.....p/7.

having being confirming parties confirmed the appointment of Suniti Chatterjee as Shebait of the said deities and the said deed was duly registered and recorded in the office of the Register of Assurances, Kolkata with Book No. I, Volume No. 40, pages 392 to 403 as Being No. 990 for the year 1997.

AND WHEREAS the said premises is a very old one and is now lying in a most dilapidated condition for want of necessary repairs and maintainance for a long time and the income from the said premises i.e., the rent which is collected from the said premises is hardly a sum of Rs.936/- only per annum out of which the disbursements which are to be made as per direction of the said Will of Smt. Dakshabala Mukherjee alias Debi is not sufficient at all and in the circumstances as there is no sufficient fund for the maintainance and repair of the said premises and for carrying out the essential services to the said deities, the vendor and the confirming party herein being desirous to sell out the said premises contacted for sale of the entire building together with the land at and for a total sum of Rs.4,00,000/- (Rupees Four lac) only by dividing the said building and/or premises into four parts or portions at a price of Rupees one lac for each part or portion.

AND WHEREAS the purchaser having been satisfied about the bonafide of such sale has agreed to purchase the part and

Contd.....p/8.

portion marked 'D' in the map or plan annexed herewith and delineated in "Violate" colour at the price of Rupees One lac to be paid to the first part and the said part and portion is fully and particularly described in the schedule 'B' below together with the proportionate share of land underneath of the said premises and right to use common areas described in the Schedule 'C' below and the purchaser agreed to bind himself to carry out the cost of maintenance and repairs of the said common areas as described in the Schedule 'D' below with the other purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 1,00,000/- (Rupees One lac) only of the lawful money paid by the purchaser to the Vendor on or before the execution of these presents (the receipt whereof the vendor and Confirming party hereby as also by Memo hereunder written admit, acknowledge and from the same and every part thereof), the Vendor and the confirming party do hereby acquit release and forever discharge the purchaser, his respective heirs, successors, legal representatives, executors, administrators and assignees and the Vendor and the Confirming party herein do hereby jointly and/or severally sell transfer convey assign and assure unto and to the said purchaser herein ALL THAT the said Flat/Part No. 'D' on the first floor measuring super built-up area of - 750-Sq. ft. more fully described in the Second Schedule hereunder written and delineated in the map or plan annexed hereto and shown in Violate colour together with the proportionate share of land of the said

premises described in the Schedule 'A' below alongwith the cost of common areas, half of the depth of the partitioned walls, stairs, staircase, landings and common passage, drains, sewers, water pipes and all other fixtures and equipments of common utility appertaining the said building and morefully described in the Third Schedule hereunder written TOGETHER WITH proportionate undivided impartiable share and/or interest in the land underneath the said building morefully described in the First Schedule hereunder written AND THE REVERSION OR REVERSIONS REMAINDER OR REMAINDERS AND THE RENTS ISSUES AND PROFITS of in connection with the said Flat/Part and the properties appurtenant to HAVE AND TO HOLD the said Flat/Part 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 purchaser absolutely and forever for a perfect and indefeasible estate or intertance 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 has 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 Flat/part hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended, so to be unto and to use of the purchaser in the manner aforesaid

and that the purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said Flat/Part hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to 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 as well as by the Confirming party or by any persons of lawfully or equitably claiming or to claim from under or in trust for the vendor AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated discharged or otherwise by the Vendor and the Confirming party 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, lispendens, claims, demands and encumbrances made or done occasioned or suffered by the Vendor and the Confirming party or any person lawfully or equitably claiming or to claim by from through under or in trust for the Vendor.

AND THAT the Vendor declares that it is 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 Vendor 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 purchaser, his heirs, legal representatives and administrators are put to any difficulty and suffer any loss, the Vendor including its successors shall be bound to rectify the defects and shall compensate the loss so caused to the purchaser, his heirs, nominee or nominees regarding possession or title herein described and the Vendor will be liable to be proceeded against for such act or acts in the competent Court of Law AND THAT the purchaser shall hereafter peaceably hold use build let out transfer and enjoy the same at his own sweet will without any hindrance, interruption, claim or demand by or from the Vendor and any person claiming under or through it whatsoever they may be 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 purchaser, his heirs, executors, representatives and assigns and for retaining his possession of the same according to the true intent and meaning of this conveyance as shall and may be reasonably required.

SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT piece and parcel of old and dilapidated two storied brick built building being premises No. 17/3, Lakshmi Dutta Lane (formerly known and membered as 17/1, Lakshmi Dutta

-: 12 :-

Lane), P.S. Shyampur, Kolkata- 700 003 together with the land measuring about 2 Cottah 12 Chittak be the same a little more or less under Calcutta Municipal Corporation Ward No. 8 butted and bounded by :

ON THE NORTH : By Premises No. 17/4, Lakshmi Dutta Lane, Kolkata.

ON THE EAST : By Premises No. 17/5, Lakshmi Dutta Lane, Kolkata.

ON THE SOUTH : By premises No. 17/2/B, Lakshmi Dutta Lane, Kolkata.

ON THE WEST : By public Lane known as Lakshmi Dutta Lane, Kolkata.

SCHEDULE 'B' ABOVE REFERRED TO :

ALL THAT Flat/Part No.'D' on the first floor measuring about - 750- Sq.ft. including the super built up area comprising of two bed rooms, ^{a balcony}, a privy cum bath 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 Schedule 'C' below and the said Flat/Part is shown in the map or plan annexed hereto and bordered with Victate colour and the said map or plan is treated as a part and parcel of these presents.

SCHEDULE 'C' ABOVE REFERRED TO :
(COMMON AREAS)

1. Main entrance door.
2. Common passage.
3. Stairs.
4. Roof.
5. Lobbies.
6. Landings.
7. Water line.
8. Electric line.
9. Sewerage.
10. Foundation wall.
11. Boundary walls, etc.

SCHEDULE 'D' ABOVE REFERRED TO :
(COMMON MAINTENANCE CHARGES)

1. Repairing and maintainance of the outer wall of the building.
2. Repairing and maintainance of common passage, stairs, roof, lobbies, landings, foundation walls, doors, etc.

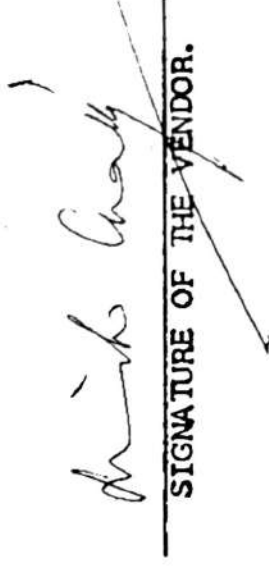
IN WITNESS WHEREOF the Parties do hereby set and subscribed their respective hand and signature in this the day, date and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :

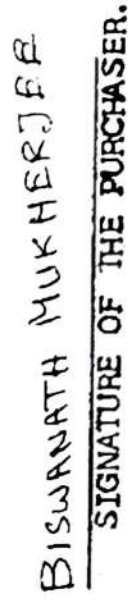
WITNESSES :

1. Bijay Chakraborty
84/A, B.B. Ganguli St
Cal-12


SIGNATURE OF THE VENDOR.

2.


SIGNATURE OF THE CONFIRMING PARTY.


SIGNATURE OF THE PURCHASER.



MEMO OF CONSIDERATION

Received the within mentioned sum of
Rs. 1,00,000/- (Rupees One Lac only)
from the within mentioned Purchaser in
the following manner :

1. By R.B.I. Currency Notes of Rs. 500 X 10 Pcs Rs. 5,000.00
2. By SBI's Bankers Cheque bearing no Rs. 95,000.00
851829 dt 21 Feb 2001

Total :
Rs. 1,00,000.00

(Rupees One Lac) only.

WITNESSES :

1. Bijay Chandra
84/A, B.B. Gangul 48
Cal - 12

Shri. Chetty

SIGNATURE OF THE VENDOR

2.

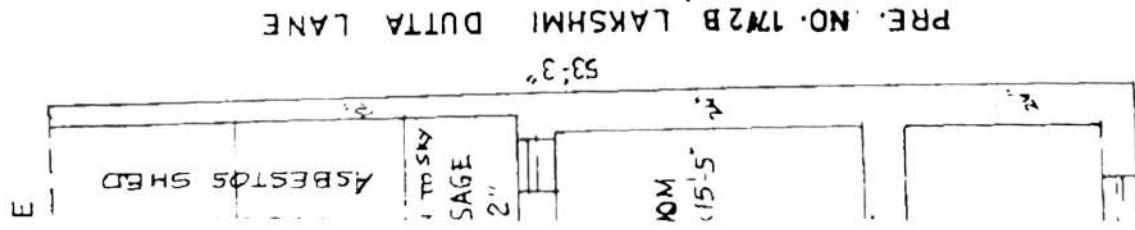
Drafted by me :

Advocate
Advocate,

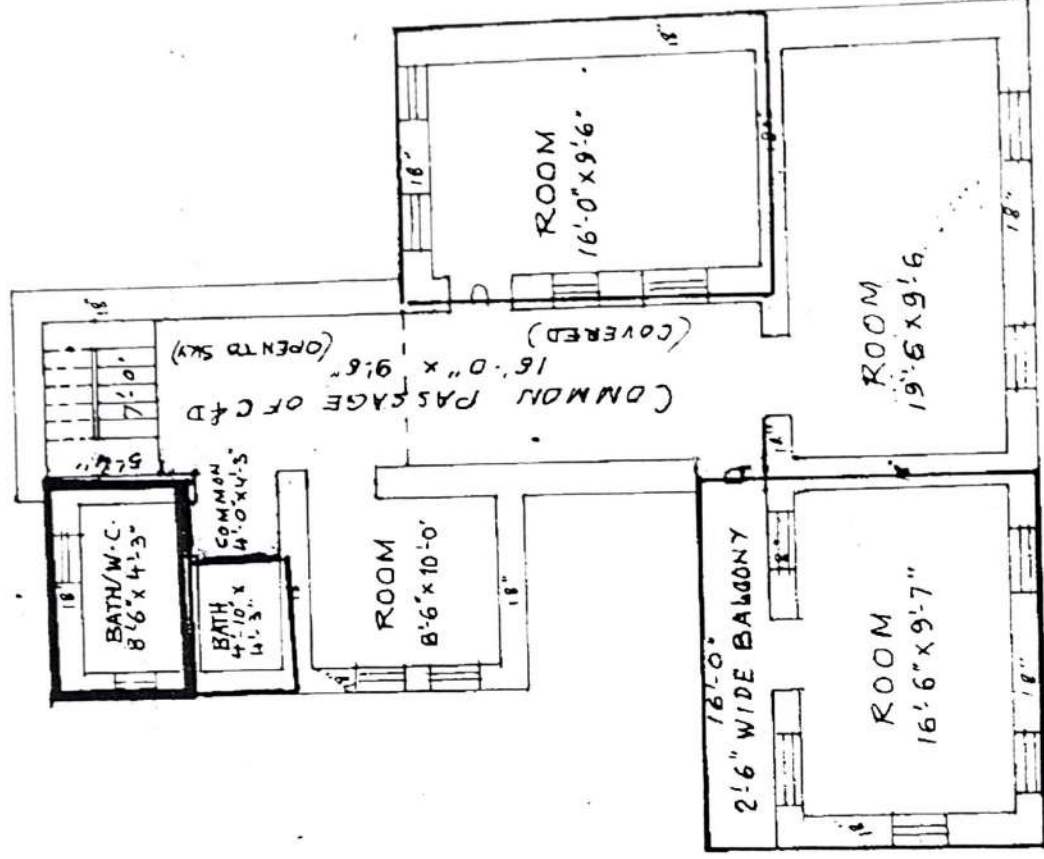
Typed by me :

Advocate
Rabindra Nath Pradhan
(Rabindra Nath Pradhan)
12/1, Old Post Office Street,
Ground Floor, Calcutta - 1.

1A HADEB DEITIES
 111 CHATTERJEE



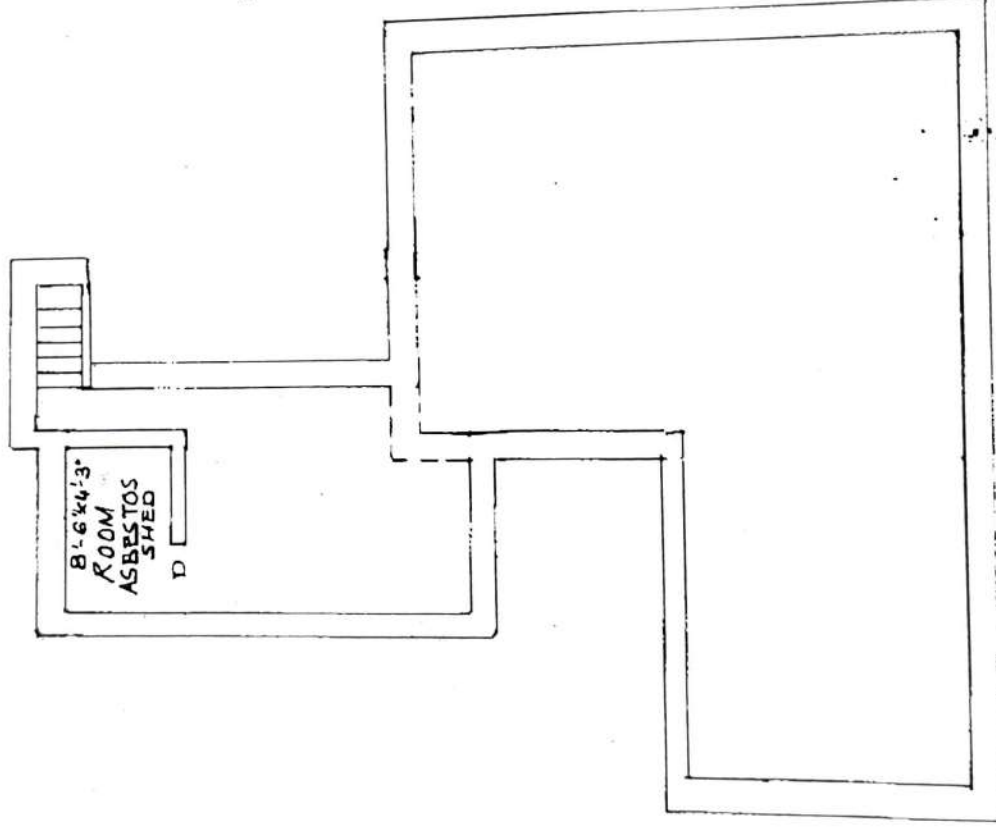
PRE. NO. 172B LAKSHMI DUTTA LANE



1ST. FLOOR PLAN

LEGENT:

1. SUKHEN BAGCHI / SANAT BAGCHI
PART 'A' COLOUR RED
2. KRISHNA DAS PART 'B' COLOUR YELLOW
3. JUTHIKA MAITRA
PART 'C' COLOUR GREEN
- 3A. AMAL KR. MAITRA
4. BISWANATH MUKHERJEE PART 'D' COLOUR VOILET 750 SFT
5. COMMON AREA PART 'E'
6. COMMON AREA PART 'C & D'



ROOF PLAN

Drawn By :-
Sanat Bagchi

Page No. 1

Vol. No. 2
Date 15.9.2006
Page 04218
2006

DATED THIS 30th DAY OF NOVEMBER, 2001

B E T W E E N

SRI SRI ISHAR ANNAPURNA AND MAHADEB

..... "VENDOR"

- A N D -

SAWARENDRA NATH KARURI

..... "CONFIRMING PARTY"

- A N D -

BISWANATH MUKHERJEE

..... "PURCHASER"

15.9.2006

S A L E D E E D



CERTIFIED TO BE A TRUE COPY

Scanned

15.9.2006

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

[Signature]

[Signature]

ADDL. REGISTRAR OF ASSURANCES
KOLKATA

3/2/16