

04781/012

5093/12



अन्तिमपत्र पश्चिम बंगाल WEST BENGAL

F 484073

Rs. 965/-
No. 32, 18/12
S. 20/14/12



Document is admitted to
Signature Sheet and the
Document is admitted to
Signature Sheet

27/4/12

Additional Registrar
Assurances-II, Kolkata

SALE DEED

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

16607

D. Datta Ad

NAME.....	D. Datta
ADD.....	14, C. Cat.
Rs.....	
20-2,000/- 2000/23 APR 2012	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Koll-1	

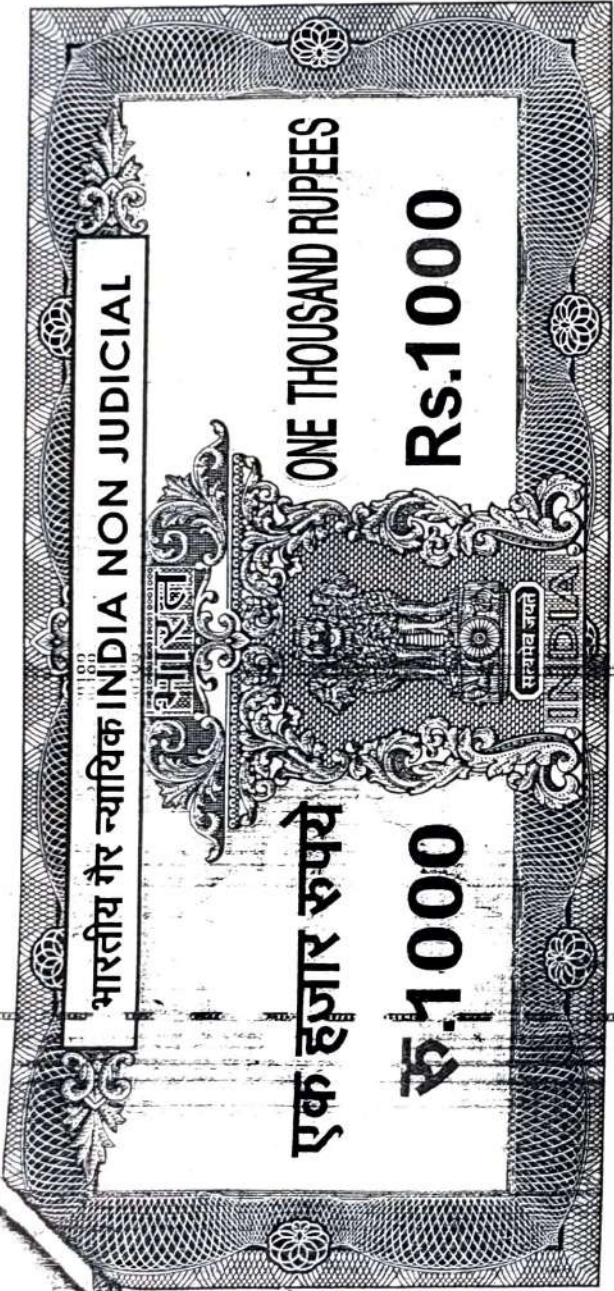
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23 APR 2012

[Signature]

27 APR 2012

Identified by me -
Sankhya Datta
Kurocatz
High Court, Calcutta



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 484074

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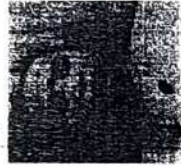
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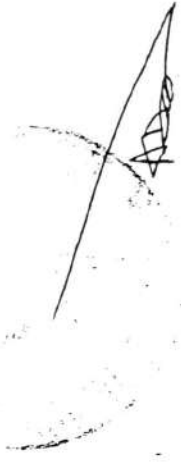
SMT. KRISHNA DAS, wife of Pradip Kumar Das, by faith - Hindu,
by Occupation Housewife, residing at 17/3, Lakshmi Dutta Lane,

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 / LTI Sheet of Serial No. 04781 / 2012, Deed No. (Book - I , 05093/2012)
Signature of the Presentant

name of the Presentant	Photo	Finger Print	Signature with date
Iwanath Mukherjee 1/3, Lakshmi Dutta lane, I, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O.:- Pin 700003	 27/04/2012	 LTI 27/04/2012	Binayati Pringle 27.04.12

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

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



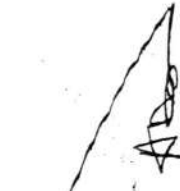
(Abani KumarDey)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA

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 / LTI Sheet of Serial No. 04781 / 2012, Deed No. (Book - I , 05093/2012)

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

o. Admission of Execution By	Status	Photo	Finger Print	Signature
Biswanath Mukherjee Address -17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampurkur, District:-Kolkata, W/ST BENGAL, India, P.O. Pin -700003	Self		 LTI	
Juthika Maitra Address -17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampurkur, District:-Kolkata, W/ST BENGAL, India, P.O. Pin -700003	Self		 LTI	

ne of Identifier of above Person(s)
 Anya Datta
 h Court Cal, District:-Kolkata, WEST BENGAL, India,
 Signature of Identifier with Date
 Anya Datta
 Advocate
 27.04.12

(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 - 05093 of 2012
(Serial No. 04781 of 2012)

On

Payment of Fees:

On 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 schedule 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 -32,132/-

Certified that the required stamp duty of this document is Rs.- 1938 /- 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 13.44 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. Smt Krishna Das, wife of Pradip Kumar Das , 17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampurkur,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003 , By Caste Hindu, By Profession : House
wife
2. Sukhen Bagchi, son of Late Tarapada Bagchi , 17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampurkur,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003 , By Caste Hindu, By Profession :
Business
3. Sanat Bagchi, son of Late Tarapada Bagchi , 17/3, Lakshmi Dutta lane, Kol, Thana:-Shyampurkur,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003 , By Caste Hindu, By Profession :
Business

(Abani KumarDey)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 1 of 2

27/04/2012 14:30:00

LAKSHMI DUTTA Lane, Police Station - Shyampurkur, Kolkata - 700



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

Endorsement For Deed Number : I - 05093 of 2012

(Serial No. 04781 of 2012)

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

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 : Service

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

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

P.S. - Shaympukur, Kolkata - 700003, hereinafter called and referred to as "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her 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) **AMAL KUMAR MAITRA**, son of Late Atul Kumar Maitra, by Occupation Service & (4) **SMT. JUTHIKA MAITRA**, wife of ~~Late~~ Amal Kumar Maitra, by Occupation Housewife, both by faith Hindu and both residing at 17/3, Lakshmi Dutta Lane, P.S. - Shaympukur, Kolkata - 700003, (5) **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 their heirs, executors, representatives, administrators and assigns) of the OTHER PART

WHEREAS the Vendor became the Owner of ALL THAT residential Flat No.B or portion on the Ground Floor measuring about 960 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 22 being No.04215 for the year 2006 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 Vendor 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 Vendor has agreed to sell and the Purchasers have agreed to purchase ALL THAT piece and parcel of 1.04167 % undivided share more or less equivalent to 10 Sq. Ft. impartible undivided share in the residential Flat or portion being marked as Flat No.B or portion on the Ground Floor, measuring about 960 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

vendor on or before the execution of these presents (the receipt whereof the vendor hereby admit, acknowledge and from the same and every part thereof), the vendor do hereby acquit release and forever discharge the purchasers their respective heirs, successors, legal representatives, executors, administrators and assigns and the vendor herein do hereby sell, transfer, convey, assign and assure unto and to the said purchasers herein ALL THAT piece and parcel of 1.04167 % undivided share more or less equivalent to 10 Sq. Ft. impartible undivided share in the residential Flat or portion being marked as Flat No.B or portion on the Ground Floor measuring about 960 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, lispendens, 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 she/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 - Shyampurkur, 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.B or portion on the Ground Floor measuring about 960 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 1.04167 % undivided share more or less equivalent to 10 Sq. Ft. impartible undivided share in the residential Flat or portion being marked as Flat No.B or portion on the Ground Floor measuring about 960 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. *Garimal Das*
S/o, Late Atul K. Das
17/3, Lakshmi Dutta Lane,
KOL - 700003.

Prishora Das

SIGNATURE OF THE VENDORS

Garimal Das

2. Krishna Chatterjee

D/o Amrit Nath Mukherjee

17/3 Lakshmi Dutta Lane

KOL - 700003

Amal Kumar Ghose
Prishora Das
Binayak Mukherjee

Tutika Mahto

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. Krishne Chatterjee

Prishna Das

SIGNATURE OF THE VENDORS

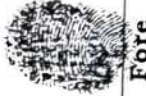
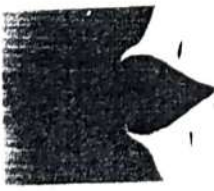
2. *Garigal Maitra*

Drafted by me,

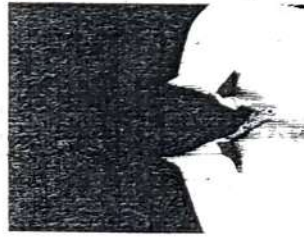
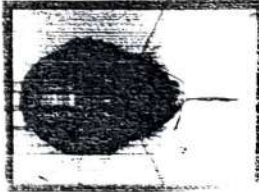
Sujan Katta
Advocate

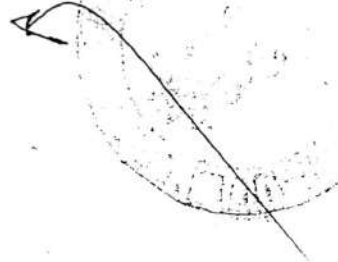
27 APR 82

FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 Sonat Bagchi					
						
						
						
						
						
						

FORM FOR TEN FINGERPRINTS

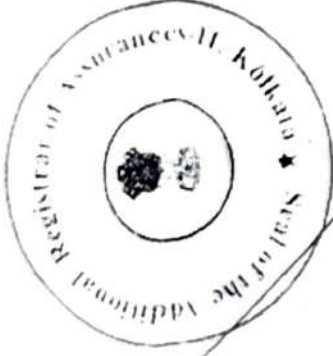
Sl. No.	Signature of the executants/ presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	 Anil Kumar Mehta					
	 Anish Kumar Mehta					
	 Anish Kumar Mehta					
	 Anish Kumar Mehta					
	 Anish Kumar Mehta					
	 Anish Kumar Mehta					
	 Anish Kumar Mehta					
	 Anish Kumar Mehta					



27 APR 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 4299 to 4316
being No 05093 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