



140107  
 14/10/99  
 M.V. Room!  
 7.76, 107

A 2189/01AA 563454  
 E 71  
 E 71  
 2203

25350-  
 3168-

Stamp duty certificate text (partially obscured):  
 This stamp duty certificate is issued in accordance with the provisions of the Stamp Act, 1899, and the Stamp Act, 1902, and the Stamp Act, 1958, and the Stamp Act, 1963, and the Stamp Act, 1968, and the Stamp Act, 1973, and the Stamp Act, 1978, and the Stamp Act, 1983, and the Stamp Act, 1988, and the Stamp Act, 1993, and the Stamp Act, 1998, and the Stamp Act, 2003, and the Stamp Act, 2008, and the Stamp Act, 2013, and the Stamp Act, 2018, and the Stamp Act, 2023.

Stamp duty certificate text (partially obscured):  
 Certified that the Deficit Stamp duty amounting to Rs. 350.00 in Br-1  
 Draft No. 325344.D. 712103  
 is the duty on the Gift

Stamp: Sub-Registrar  
 Almore South, A. Pargana  
 17/2/03

Stamp: Sub-Registrar  
 Almore South, A. Pargana  
 17/2/03

RP  
 200000  
 23+4

A-2189/  
 E 71  
 E 71  
 2203

THIS INDENTURE made on this the 14<sup>th</sup> day of OCTOBER  
One Thousand Nine Hundred Ninety Nine BETWEEN  
SRI RABIRANJAN SARKAR Son of late Behari Lal Sarkar,  
 by religion Hindu, by profession Service, residing at  
 4/62, Chanditala Lane, P. S.-Tollygunge, Calcutta-  
 at present of 207, South Parganas, P.S. Regent Park, Calcutta 700070  
 700040 hereinafter called and referred to as the 'VENDOR'  
 (which terms or expression shall unless excluded by or  
 repugnant to the context be deemed to mean and include  
 his heirs, executors, administrators, legal representatives  
 and assigns) of the ONE PART :

Deficit Regn. Fees.  
 Rs. 3168-00 realised  
 as per M.R. No. 712103

A N D

For Registration

Presently 119

day of October 1999

At All

by Rabi Ranjan Sarkar

Statement /

Statement / Agent to

Power of

for 19

controlled by the

Registrar of

of

14010



Rabi Ranjan Sarkar

Sarkar

Behari Lal Sarkar

at 62 Chandi

West-40

of

of

10000  
1000x4=4000  
1 of  
14010



[Handwritten signature]

Rabi Ranjan Sarkar



5723

Manotosh Sarkar

Spof late Behari Lal Sarkar

Co-operative Housing

Society Rabi Ranjan Sarkar

Bandra

Retired

Rabi Ranjan Sarkar

Manotosh Sarkar

Spof late Behari Lal Sarkar

Co-operative Housing Society  
Rabi Ranjan Sarkar  
Bandra  
Retired

[Handwritten signature]





2.

SRI BIRENDRA ROY Son of Sri Suraj Roy , by religion :  
Hindu, by Profession Business, residing at 4/21,  
Chanditala Lane, P. S. Regent Park, Calcutta-700040  
hereinafter called and referred to as the "PURCHASER"  
(which terms or expression shall unless excluded by or  
repugnant to the context be deemed to mean and include  
his heirs, executors, administrators, legal representa-  
tives and assignees) of the OTHER PART :

WHEREAS Roynagar Co-operative Housing Society  
Limited being registered No. 39 of South 24- Parganas  
of 1975-76 having its registered office at Roynagar



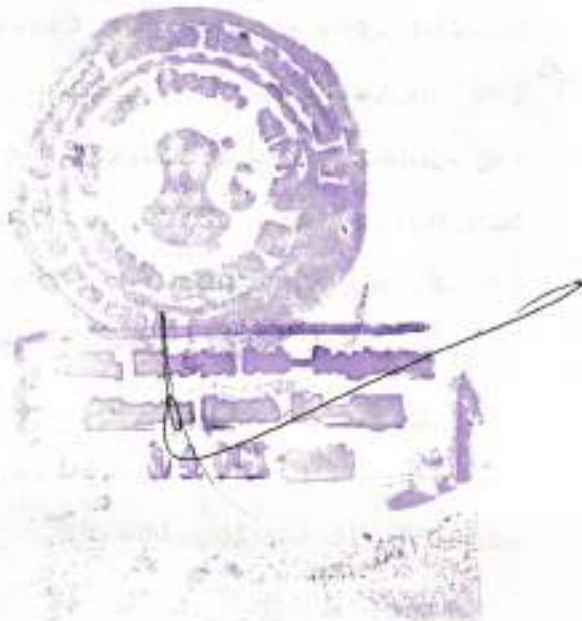
2.

SRI BIRENDRA ROY Son of Sri Suraj Roy , by religion :  
Hindu, by Profession Business, residing at 4/21,  
Chanditala Lane, P. S. Regent Park, Calcutta-700040  
hereinafter called and referred to as the "PURCHASER"  
(which terms or expression shall unless excluded by or  
repugnant to the context be deemed to mean and include  
his heirs, executors, administrators, legal representa-  
tives and assignees) of the OTHER PART :

WHEREAS Roynagar Co-operative Housing Society  
Limited being registered No. 39 of South 24- Parganas  
of 1975-76 having its registered office at Roynagar

14721  
A. K. Majumdar  
A. K. Majumdar  
A. K. Majumdar  
District Collector  
8-10-59

10000/-  
10000/- = 4000/-  
10000/-  
14000/-





3.

P. O. Bansdroni, P. S. Regent Park in the District of 24- Parganas was formed and established to secure land for furtherance of Housing Scheme of its members by providing/allocating small plots to be made, out of its total land after laying out Road-Paths-Ways, utilities and set back areas AND inconsonant to aforesaid object the said Society purchased a total land measuring in the aggregate about several Bighas at Mouza Roynagar, J. L. No. 47, R. S. No. 175/29, P. S. Regent Park, S. R. Office at Alipore in the District of South 24- Parganas on diverse dates through Conveyance Deeds executed and registered in favour of the Society by the vendors as recited in those Deeds and after such purchase the

14721

~~A. K. Majumdar~~

~~Admission~~

~~Slip~~

Admission Collector

Room

8-10-59

~~Signature~~

~~10000/-~~  
~~10000 x 4 = 40000/-~~  
~~10000/-~~  


---

~~140100/-~~





4.

Society made out several Building Plots common areas path-ways and set-back areas with the object of selling building plots as separate hereditaments to its members.

WHEREAS the Society a body corporate constituted and registered under the Bengal Co-operative Societies Act, 1940 at present governed by the West Bengal Co-operative Societies Act, 1983 with a view to propagate promote and develop the spirit of Co-operation between the fellow others and to spread the Co-operative movement as a whole and to obtain financial assistance from the financial institution for purchase of land as also for construction of the building thereon.



14721

Box to A. K. Majumdar  
to 14721  
14721  
14721  
Encl. 10

8-10-99

W

ca	10000/-
(1000 x 10)	40000/-
ca	100/-
	<u>14000/-</u>





5.

AND WHEREAS Rabi Ranjan Sarkar Son of late Beharilal Sarkar was originally admitted as a member who applied to the society to purchase a Housing plot as its member.

AND WHEREAS the Society allocated plot No. 5 of its Scheme plan at Mouza Roynagar J. L. No. 47, R. S. 175/29, Touzi No. 3, 4, 5 being portion of Dag No. 236 under Khatian No. 411, 412 and 413 measuring 3 (three) Cottahs 6 (six) Chittacks and 11 (eleven) Square feet more or less specifically mentioned in the Schedule hereunder written.

WHEREAS by a Deed of Conveyance executed and registered by the Society on 25th. April, 1981 the Society conveyed, sold and transferred absolutely ALL THAT land being plot No. 5 of its scheme plan measuring 3 (three) Cottahs 6 (six)

14721

~~San Francisco~~  
~~San Francisco~~  
~~San Francisco~~

Salvador Calles

San Francisco

8.10.99

24

10	10 000
4	4 000
10	10

74010





6.

Chittacks and 11(eleven) Square Feet comprised of portion of Dag No. 236 under Khatian No. 411, 412, and 413, Mouza Roynagar J. L. No. 47, P. S. Jadavpore which is specifically mentioned in the Schedule there under written unto and in favour of Rabi Ranjan Sarkar the Vendor herein, a member for consideration as mentioned therein in the said Deed which was registered at the office of District Sub-Registrar Alipora, 24- Parganas in Book No. 1, Volume No. 218 Pages 37 to 41 Being No. 4383 for the year 1981.

AND WHEREAS since such purchase as aforesaid the said member had been seized and possessed of and exercising all the every right of ownership of the said plot No. 5 of the said Scheme plan.

AND WHEREAS the Vendor herein with his own funds erected one storeyed brick built dwelling house consisting

..P/7

..P/8

14721

~~AK [unclear]~~  
~~[unclear]~~  
~~[unclear]~~  
~~[unclear]~~

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10 — 10000  
4 — 4000  
10 — 100

14010



of 5 (five) rooms, bath, privy, took water line, installed electricity connection having a total area of approximately 900 square feet which was constructed on or about .. years including all other fittings, fixtures easements and appurtenances attached thereto now being premises No. 207, South Roynagar, P. S. Regent Park, Calcutta-700076 under the Calcutta Municipal Corporation A. D. S. R. O. Alipore and in the District of South 24- Parganas which is hereinafter referred to as the said property and hereby to be conveyed by these presents.

*and also being in need of cash money for his medical treatment*  
WHEREAS the vendor herein being indebted, so he decided to dispose of the said land together with the building constructed thereon by the vendor and as such the vendor applied on 30.8.1999 for permission to transfer the said plot to Sri Birendra Roy free from all encumbrances

AND WHEREAS the Society by its letter dated 5.10.1999 granted permission to the vendor to transfer the said plot No. 5 along with the dwelling house constructed thereon by the Allottee/vendor to Sri Birendra Ray the Purchaser herein.

AND WHEREAS the permission sought for transfer of the said plot No. 5 together with building standing thereon by the Allottee/vendor, there is no bar to sell the said property more fully described in the Schedule hereunder written hereto to the purchaser herein free from all encumbrances and charges.



AND WHEREAS the Society consented to the purposal of the Vendor as recited in the foregoing paragraph.

AND WHEREAS the Vendor has agreed with the Purchaser for absolute sale to him ALL THAT the demarcated homestead land being Plot No. 5 comprised of portion of Dag No. 236 under khatian No. 411, 412 and 413, J. L. No. 4 R. S. No. 175/29, Touzi No. 3, 4 and 5 within Mouza Roynagar being Municipal Premises No. 207, South Roynagar, P. S.-Regent Park, Calcutta-700070 ward No. 112 under the Calcutta Municipal Corporation A. D. S. R. O. Alipore and in the District of South 24- Parganas more fully described in the Schedule below at and for the total consideration of Rs. 2,00,000.00 (Rupees Two Lakhs) only free from all encumbrances, charges, liens, lispence, acquisitions, requisition and/or notices whatsoever but ~~—~~ subject to the payment of yearly rents and quarterly taxes and to the conditions and incidences under which the property is held.

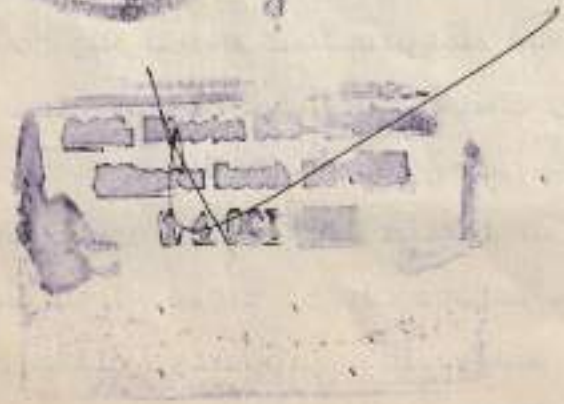
NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,00,000.00 (Rupees Two Lakhs) only of the lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendor at or before the execution of these presents, the receipt whereof the Vendor doth hereby and by the receipt hereunder admit and acknowledged and of and from the same and every part thereof doth hereby acquit, release and forever discharge the said





**RECEIVED**  
**U. S. DEPT. OF JUSTICE**  
**SEP 11 1954**

Purchaser as well as the said property hereby sold, transferred and Convey the Vendor doth hereby grants, sells, conveys, transfers assigns and assures unto and to the use of the said Purchaser, his heirs, executors, administrators, legal representatives and assignees ALL THAT demarcated Scheme plot No. 5 measuring 3(three) Cottahs 6(six) Chittacks and 11(eleven) square feet more or less together with one brick built dwelling house forever 18 years consisting of 5(five) rooms, bath and privy, having a total covered area of approximately 900 Square feet including all other easements and appurtenances attached therein comprised of portion of Dag No. 236 under khatian No. 411, 412 and 413, J. L. No. 47, R. S. No. 475/29, Touzi No. 3, 4 and 5 within Mouza Roynagar, being Municipal premises No. 207, South Roynagar, P. S. Regent Park, Calcutta-700070 Ward No. 112 under the Calcutta Municipal Corporation A. D. S. R. Alipore, and in the District of South 24- Parganas more fully described in the Schedule hereunder written free from all encumbrances butted, bounded, called, known, numbered, distinguished, described TOGETHER WITH all yards, drains, ways paths, passages, water courses and all rights, privileges, easements, profits, appendages and appurtenances whatsoever to the said land and premises belonging to or in anywise appur- taining thereto or have or any time hereto held, occupied, enjoyed, accepted, reputed, deemed, taken, known or part, parcel or number thereof or appurtenant thereto and all the estate right, title, interest, inheritance, use, trust, possession, property, claim and demand whatsoever both at law and in equity of the Vendor whatsoever into



and upon the said land and premises or any part thereof TOGETHER WITH all deeds, pattahs, documents, writings, evidences of title whatsoever which exclusively relates to or concerning the said land and premises or any part thereof which are now or hereinafter shall or may be in the custody, power, control or possession of the vendor or any other person or persons from who he can procure the same without any action or suit at law TO HAVE AND TO HOLD the said land and premises described in the schedule hereto or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever AND THAT NOTWITHSTANDING any such act, deed, matter or thing by the Vendor done, executed or knowingly suffered to the contrary, the Vendor now has good right, full power and is now lawfully, rightfully seized and possessed of or otherwise well and sufficiently entitled to the said land and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use, trust or otherwise whatsoever to alter, defeat, encumber or make void the said AND THAT NOTWITHSTANDING any such act, deed, matter or thing whatsoever as aforesaid the Vendor hath now in himself good right and full power to convey the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the said purchaser in the manner aforesaid A N D the Vendor is divested of all rights, title, interest and/or possession from the said land and premises sold to the Purchaser and the Purchaser is put in khas possession of the same from to-day A N D the Purchaser shall and may at all times



hereinafter subject to the payment of yearly rental, taxes and other outgoings peaceably and quietly hold, possess and enjoy the said land and premises and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor FURTHER that the Vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said land and premises or any part thereof under or in trust for the Vendor AND the Vendor shall and will from time to time and at all times hereinafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land and premises and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

BE IT STATED that the Vendor shall support any application made by Purchaser for mutation of his name in the office of the Calcutta Municipal Corporation and other appropriate authorities in respect of the property hereby conveyed and will at the cost of the Purchaser do all that he may be required to do for that purpose.

THAT there has not been any acquisition or requisition the property by any authority whatsoever. There is also no alignment by the Government, C. M. D. A., Municipality or any public body at present in respect of any portion of



~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~  
J. & D. G. I.

the property and all rents, taxes and other outgoings payable in respect thereof, if not paid already, the liability of such payment shall vest with the Vendor. The Purchaser will be liable for payment of such outgoings from the date of these presents.

IT IS HEREBY DECLARED that the Vendor is the absolute owner of the said property without any Co-sharer or partner therein and he has good title and full power and rights to transfer the same and he is in possession of the same in khas.

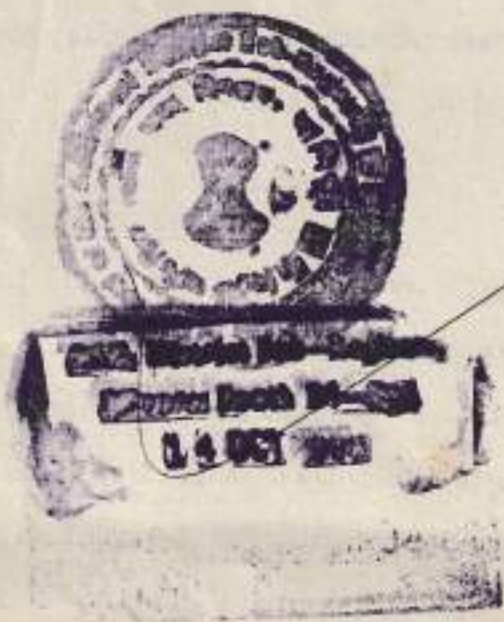
T H A T if in future any errors or omission are detected in these presents, the same will be rectified by the Vendor by proper Deed of Rectification and/or Declaration at the costs and expenses of the Purchaser.

IN PROOF of title, the Vendor hereby delivers the Title deeds and other papers to the Purchaser which are in his possession and custody.

SCHEDULE REFERRED TO ABOVE :

ALL THAT demarcated piece and parcel of homestead Scheme plot No. 5 measuring an area of 3 (three) Cottahs 6(six) Chittacks and 11(eleven) square feet more or less together with a brick built dwelling house constructed about 18 years ago standing on a portion thereof consisting of 5(five) rooms, bath and privy having a covered area of approximately 900 Square feet, water connection, electric installation all other fittings and fixtures right of easements over





the 12' feet wide common passage situated on the Northern side of the said land and premises including all other easements and appurtenances attached thereto comprised of portion of Dag No. 236 under khatian No. 411, 412 and 413, J. L. No. 47, R. S. 175/29, Touzi No. 3, 4 and 5, Mouza Raynagar being Municipal Premises No. 207, South Roynagar, P. S. Regent Park, Calcutta-700070 Ward No. 112 under the Calcutta Municipal Corporation, A.D.S.R.O. Alipore and in the District of South 24- Parganas, which is butted and bounded as follows :-

On the North by : 12' feet wide common passage.

On the East by : Lay out plot No. 4 of the Society.

On the West by : Lay out plot No. 6 and 7 ~~of the~~ of the Society.

On the South by : Plot of Haripada Roy.

IN WITNESS WHEREOF the V E N D O R has hereunto set and subscribed his hand on the day month and year first above written.

Signed & Delivered  
in presence of :-

Rabi Ranjan Sarkar  
V E N D O R

W I T N E S S E S :

1. Pranab Kumar  
50, North Annapurna  
Calcutta-23
2. Monotosh Sarkar  
Co-op Housing Society.  
Cal. 70

Memo of consideration

..p/14



R E C E I V E D of and from the withinnamed Purchaser, the within mentioned sum of Rs.2,00,000/- (Rupees two lakhs) only being the full consideration money to have been paid by the Purchaser to the vendor as per Memo below.

MEMO OF CONSIDERATION.

Received this day  
in cash by G. C. Notes .. Rs. 2,00,000.00.

Rs. 2,00,000.00

(Rupees Two Lakhs).

WITNESSES :

1. *Bhuvanendra Ray*

*Rajni Ranjan Sarkar*

V E N D O R .

2. *Monotesh Sarkar*

Drafted by :

*Asoke Kumar Mazumdar*  
(Asoke Kumar Mazumdar)  
Advocate

Alipore Judges' Court,  
Calcutta-700027.

Typed by :

*Dilip Kr. Halder*  
(Dilip Kr. Halder)

Alipore Judges' Court,  
Calcutta-700027.



U.S. POST OFFICE  
64 OCT 1964



U.S. POST OFFICE  
Support South 24-11-11-11-11  
5/2/03

U.S. POST OFFICE  
264  
OCT 1964  
U.S. POST OFFICE