

10889 00538/09
20/1/09



Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adtl. District Sub Registrar
Behala, South 24 Parganas

20 JAN 2009



Chuni Lal Mukherjee



Sonu Mukherjee



Manish Kumar

THIS INDENTURE is made this the 20th day of January,
Thousand and Nine (2009) BETWEEN SRI CHUNILAL
MUKHERJEE, Son of Late Radhagobinda Mukherjee, by Nationality
- Indian, by faith - Hindu, by Occupation - Business, residing at
24E/1, M. N. Sen Lane, P.S. Regent Park, Kolkata - 700 040,
hereinafter called and referred to as the "OWNER/VENDOR" (which
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 :



✓ Binoojit Sikdar
80 Late Gobinda Lal Sikdar
128/6 Motilal Cople Road
Kolkata - 8
Service

20 JAN 2004

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BEHALA, District- South 24 Parganas
Signature / LTI Sheet of Serial No. 00538 / 2009, Deed No. (Book - I , 00542/2009)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Chunilal Mukherjee	<i>Chunilal Mukherjee</i> 20/1/09

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sri Chunilal Mukherjee Address -24 E/1, M. N. Sen Lane Kolkata	Self		 LTI	<i>Chunilal Mukherjee</i>
			20/01/2009	20/01/2009	
2	Sri Someraj Mukherjee Address -24 E/1, M. N. Sen Lane Kolkata	Self		 LTI	<i>Someraj Mukherjee</i>
			20/01/2009	20/01/2009	
3	Sri Manish Shah Address -4 A, Santosh Roy Rd. Kolkata	Self		 LTI	<i>Manish Shah</i>
			20/01/2009	20/01/2009	

Name of Identifier of above Person(s)
Biswajit Sikdar
PS-128/6, Motilal Gupta Rd. Kolkata

Signature of Identifier with Date

Biswajit Sikdar
20.01.09



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Government Of West Bengal
Office of the A. D. S. R. BEHALA
BEHALA
Endorsement For deed Number :I-00542 of :2009
(Serial No. 00538, 2009)

On 20/01/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 Exempted from stamp duty.

Payment of Fees:

Fee Paid in rupees under article : on:20/01/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 100000/-

Certified that the required stamp duty of this document is Rs 0 /- and the Stamp duty paid as: Nil

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.16 hrs on :20/01/2009,at the Office of the A. D. S. R. BEHALA by Chunilal Mukherjee,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 20/01/2009 by

1. Sri Chunilal Mukherjee, son of Lt. Radhagobinda Mukherjee ,24 E/1, M. N. Sen Lane Kolkata ,Thana Regent Park,Pin 700040, By caste Hindu,by Profession :Business
2. Sri Someraj Mukherjee,Chairman,Prantik Co- Operative Housing Society Ltd.,157, Binova Bhabe Rd.,Kolkata - 38,P. S. - Behala, profession :Others
3. Sri Manish Shah,Secretary,Prantik Co- Operative Society Ltd.,157, Binova Bhabe Rd.,P. S. - Behala,Kolkata - 38, profession :Others

Identified By Biswajit Sikdar, son of Lt. Gobinda Lal Sikdar 128/6, Motilal Gupta Rd. Kolkata 700008, by caste Hindu,By Profession :Service.



[Santi Kumar Roy Chowdhury]
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Govt. of West Bengal



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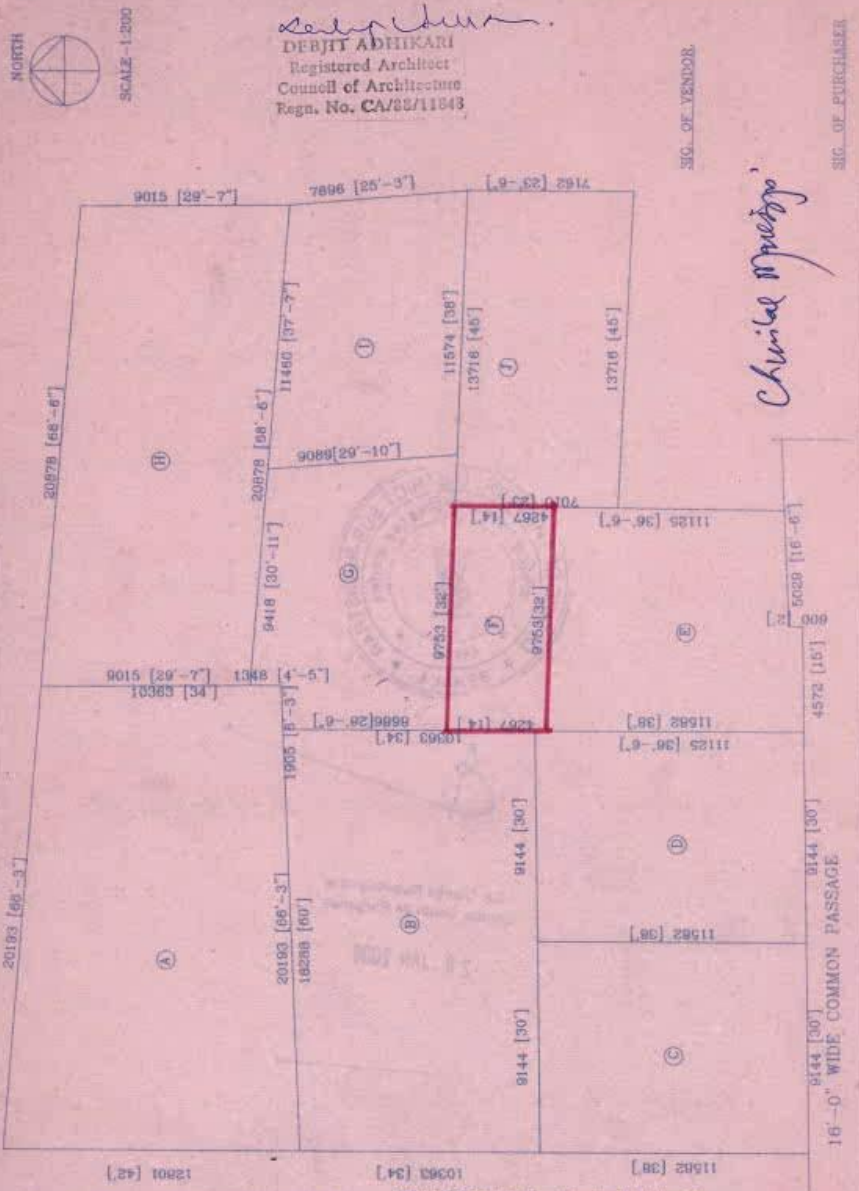
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 4659 to 4675
being No 00542 for the year 2009.



(Santi Kumar Roy Chowdhury) 20 January 2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal

SITE PLAN OF R.S. DAG NO:-147 & 148, KHATAN NO:-1593-1601, 1968-1971, TOUZI NO:-93 & 101, R.S. NO:-179, AT MOUTA-SHAPUR, J.L. NO:-8, P.S.-BEHALA, DIST.-24 PARGANAS (SOUTH) K.M.C. WARD NO:-119.



Signature
 DEBJIT ADHIKARI
 Registered Architect
 Council of Architecture
 Regn. No. CA/85/11643

SIG. OF VENDOR.

Chirid Maitra

SIG. OF PURCHASER

For Prantik Co-operative Housing Society Ltd
Sanjay Maitra
 Chairman

Prantik Co-operative Housing Society Ltd.
Hanish Shah
 Secretary

16'-0" WIDE COMMON PASSAGE



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A N D

PRANTIK CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the West Bengal Co-operative Society's Act, 1973 and its Registered No. 10/79 of 1979, having its Office at 157, Binova Bhabe Road, P.S. Behala, Kolkata - 700 038, represented by its Chairman SRI SOMERAJ MUKHERJEE, Son of Sri Chunilal Mukherjee, residing at 24E/1, M. N. Sen Lane, P.S. Regent Park, Kolkata - 700 040 and Secretary SRI MANISH SHAH, Son of Late J. Shah, residing at 4A, Santosh Roy Road, P.S. Thakurpukur, Kolkata - 700 008, hereinafter called and referred to as the "PURCHASERS" (which expressions shall unless excluded by or repugnant to the context be deemed to mean and include the Society's respective heirs, executors, successors, successors-in-office/interest and assigns) of the OTHER PART :

WHEREAS the present Owner/Vendor herein purchased ALL THAT piece or parcel of land measuring 11 (eleven) Chittaks together with old dilapidated structure measuring 100 Sq. ft. standing thereon lying and situated in part of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1970 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and within Ward No. 119 of The Kolkata Municipal Corporation in the District of the South 24 Parganas by a Deed of Sale dated 22nd May, 1995 with a valuable consideration mentioned therein and the said Deed of Sale was registered in the Office of the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Volume No. 75, Pages from 258 to 271, Deed No. 1214 for the year 1995 from (1) Sk. Anwar Ali, (2) Sk. Ashraf Ali, (3) Sk. Munsef Ali, (4) Sk. Liaqat Ali, all Sons of Late Arshed Ali of 25, Jaykulla Mollah Road, P.S. Thakurpukur, Kolkata - 700 063 and (5) Badrunnessa Bibi, Wife of



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Late Osman Gani of 69, Banamali Ghosal Lane, P.S. Behala, Kolkata - 700 034, (6) Kamrunnessa Bibi, Wife of Sk. Afsaruddin of Sripur, Bagarhol (Bangal Para), P.I. Banghuli, P.S. Garia, 24 Parganas, (7) Hamidunnessa, Wife of Sk. Nuruddin Molla of Jaigirghat Road, P.S. Thakurpukur, Kolkata - 700 063, (8) Lutfunnessa, Wife of Sirajul Gazi of Brahmapur Badamtala, P.S. Regent Park, Kolkata - 700 084, all daughters of Late Arshed Ali

AND WHEREAS by virtue of the above mentioned purchases the said Sri Chunilal Mukherjee became the Owner of undivided 11 (eleven) Chittaks together with old dilapidated structure measuring 100 Sq. ft. standing thereon lying and situated in part of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1970 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and within Ward No. 119 of The Kolkata Municipal Corporation in the District of the South 24 Parganas.

AND WHEREAS during peaceful enjoyment of the said undivided property the said Sri Chunilal Mukherjee, the Owner/Vendor herein due to some legitimate reasons decided to sell the said property morefully mentioned in the Schedule hereunder written to any intending Purchasers or Purchasers at or for the total consideration of Rs.1,50,000/- (Rupees One Lac Fifty Thousand) only free from all encumbrances.

AND WHEREAS the Owner/Vendor herein agreed to sell the said property morefully mentioned in the Schedule below and the Purchasers have paid Rs.1,50,000/- (Rupees One Lac Fifty Thousand) only as the total consideration amount to the Owner/Vendor and the Owner/Vendor received the same and acknowledge in the Memo of Consideration hereunder written.



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AND WHEREAS the Purchasers have now requested the Owner/Vendor herein to execute this Deed of Conveyance in favour of the Purchasers in respect of the said Property free from all encumbrances, charges, liens, lispendens, attachments, mortgages, whatsoever absolutely and forever and the Owner/Vendor herein has agreed to execute the Deed of Conveyance in favour of the Purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of said Agreement and in consideration of the said sum of Rs.1,50,000/- (Rupees One Lac Fifty Thousand) only paid by the Purchasers to the Owner/Vendor herein by Cash/Cheque morefully stated in the Memo of Consideration hereunder written at or immediately before the execution of these presents the receipt whereof the Owner/Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the said Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns and everyone of them and also the said property, he Owner/Vendor as beneficial Owner DOTH by these presents indefeasibly grant, convey, transfer, sell, assign and assure unto the Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns free from all encumbrances, attachment and other defects in title ALL THAT piece and parcel of the land measuring more or less 11 (eleven) Chittaks together with old dilapidated structure measuring 100 Sq. ft. standing thereon and particularly described in the Schedule hereunder written lying and situated in part of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1970 in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and within Ward No. 119 of The Kolkata



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Municipal Corporation in the District of the South 24 Parganas known, numbered and distinguished as Premises at 66, Seal Thakur Bari Road, P.S. Behala, Kolkata - 700 038 and part of Municipal Premises No. 170, Binoba Bhabe Road, Kolkata - 700 038 morefully, particularly and specifically described in Schedule hereunder written and specifically delineated in Map/Plan annexed hereto and depicted by RED BORDER LINES and/or HOWSOEVER OTHERWISE the said property hereditaments, now is so are of heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH the land and ground whereupon or on part whereof the same is erected and built together further with all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water courses and other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said property or any part thereof belonging to or in anywise appertaining thereto or with the same or any part thereof usually held, used, enjoyed and occupied or reputed to belong or be appurtenant AND the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, interest, inheritance, use, trust, property, claim, demand and whatsoever both art law and in equity of the Owner/Vendor into and upon the said property, land, premises, messuages and every part thereof AND all the deeds, pattas, muniments, writings, evidence of title whatsoever relating to or concerning the said land, structure, premises, hereditaments and every part or portion thereof which now are of or hereafter may be in the custody, power, control, or possession of the Owner/Vendor, his heirs, executors, administrators, representatives and assigns or any person or persons from whom the said Owner/Vendor may procure the same without any lawful action or suit TO ENTER INTO AND HAVE HOLD, OWN, POSSESS AND ENJOY the said land,



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property, premises, hereditaments and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenance unto and to the use of the Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns forever freed and discharged from or otherwise by the Owner/Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner/Vendor from these presents AND the Owner/Vendor DOTH hereby for himself, his heirs, executors, administrators, representatives covenant with the Purchasers the Society's respective heirs, executors, successors, successors-in-office/interest and assigns that NOTWITHSTANDING any act, deeds, things, matter whatsoever done, made, executed or knowingly suffered to the contrary the Owner/Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell, assign and assure the said land, premises, property, hereditaments hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the said Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns in the manner aforesaid land, premises, property, hereditaments hereby sold or expressed or intended so to be unto and to the use of the said Purchasers in the manner aforesaid land, premises, hereditaments, property delivered possession of said property simultaneously with the execution of these presents AND the Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns shall may at all times hereafter peaceably and quietly hold, possess and enjoy the said land, premises, hereditaments, property or every part thereof and pay the rents to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption,



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claims and demands whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for the Owner/Vendor or from or under any of his ancestors or predecessors in title AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, and released or otherwise by and at the costs and expenses of the Owner/Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any of his predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Owner/Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the Owner/Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Owner/Vendor and his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchasers, the Society's respective heirs, executors, successors, successors-in-office/interest and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Owner/Vendors or any breach of the covenants herein under contained.



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FURTHER the Owner/Vendor and all person/persons having lawfully or equitably claiming any estate or interest upon the said land premises, hereditaments, property or any part thereof from under or in trust for the Owner/Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matter whatsoever for further better and more perfectly assuring and conveying the said land, premises, hereditaments, property to and unto the said Purchasers shall or may be reasonably required.

The Owner/Vendor also declare that the property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispendences or any attachments. The said property has not been acquired nor requisitioned by the Govt. or any Public Body nor any scheme nor the same falls under any alignment. There is no case, suit or proceedings pending before any court of law against the said property. The Owner/Vendor sold the said land and structure while having good marketable title therein and free from all encumbrances.

The Purchasers after making proper and sufficient enquiry search the records, title etc. at concerned K.M.C., Sub-Registry Office, Land Revenue Office, Land Acquisition Office and/or any other office of Govt. and local authority is fully satisfied about the right, title and interest of the Owner/Vendor in the subject property.

If any error or omission of any sort is transpired in this Deed in future, the Owner/Vendor shall at all times hereafter at the costs and requests of the Purchasers do and execute or cause to be done and



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executed any supplementary Deed or Rectification Deed and / or Declaration in favour of the Purchasers herein.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the total Property hereby conveyed)

ALL THAT piece or parcel of land measuring 11 (eleven) Chittaks 0 (zero) Sq. ft. (more or less) together with old dilapidated structure measuring 100 Sq. ft. being Plot No. "F" standing thereon lying and situated in Part of R. S. Dag No. 147 and 148, under R. S. Khatian No. 1970, in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - Behala and also lying and situated at 66, Seal Thakur Bari Road, now Part of Municipal Premises No. 170, Binoba Bhabe Road, Kolkata - 700 038, within Ward No. 119 of The Kolkata Municipal Corporation in the District of South 24 Parganas together with right, title, interest and proportionate ownership of 16' ft. wide common passage on the South diverse plot holders of the said property along with right to take sewerage, drainage, telephone gas etc. connection over the said property. The said property shown and delineated in the plan annexed herewith as "PLOT-F" with "RED" border lines which is the part of this Indenture being butted and bounded as follows :

ON THE NORTH : By Plot No. G

ON THE SOUTH : By Plot No. E owned by Prantik Co-Operative Housing Society Ltd..

ON THE EAST : By Plot No. J.

ON THE WEST : By Partly Plot No. B owned by Prantik Co-operative Housing Society Ltd. and Partly Plot No. D.



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IN WITNESS WHEREOF the Parties hereunto have put their respective hands, seals and signatures on the day month and year first above written.

SIGNED, SEALED and DELIVERED

by the Parties in the presence of :

WITNESSES :

1. Biswasjit Saha
128/6 Motilal Gupta Road
Kolkata 700008

2. Prabir Das
Alique Juddha
Kolkata-27

Chiranjit Das
SIGNATURE OF THE OWNER/VENDOR

For Prantik Co-operative Housing Society Ltd.

Sanjay Nishanji
Chairman

Prantik Co-operative Housing Society Ltd.

Manish Shaha
Secretary

SIGNATURE OF THE PURCHASERS



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MEMO OF CONSIDERATION

RECEIVED the within mentioned consideration amount of Rs.1,50,000/- (Rupees One Lac Fifty Thousand) only from the within mentioned Purchasers in the following manner.

MEMO

By
Rs.1,50,000.00

Cash

Rs.1,50,000.00

(RUPEES ONE LAC FIFTY THOUSAND ONLY)

WITNESSES :

1. *Biswajit Sarker*

2. *Pratik Das*

Chandil Dey

SIGNATURE OF THE OWNER/
VENDOR

Drafted by me

Pratik Das
Advocate

At present Judge's Court
Kolkata-27.
Typed by :
Baisakhi Mukherjee
(Baisakhi Mukherjee)



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		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					



Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Chinnal Mukherjee

Signature Chinnal Mukherjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Sameerj Mukherjee

Signature Sameerj Mukherjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Manish Singh

Signature Manish Singh



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