

12200

I

14435/08



V. R. 1684

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.

Asst. District Sub-Registrar
Bengal, South 24 Parganas



Saroj Devi Saraf



Saroj Mukherjee



Manish Shah

A and

DEED OF CONVEYANCE

175
THIS DEED OF CONVEYANCE made this the 23rd day of December Two Thousand and Eight (2008) BETWEEN SMT. SAROJ DEVI SARAF, Wife of Kishan Kumar Saraf, by Nationality - Indian, by faith - Muslim, by Occupation - Housewife, residing at 11A, Jatindra Mohan Avenue, Kolkata - 700 000, hereinafter called and referred to as the "OWNER / VENDOR"

Manish Shah

V.C.T.I
4374

Prantik Co-operative Housing Society Ltd.

Manish Shah

Secretary



V.C.T.I
4375

Santi Devi Sanjay

Addl. District Sub-Registrar
Behala, South 24 Parganas

V.C.T.I
4376

23 DEC 2008

For Prantik Co-operative Housing Society Ltd

Sanjay Mukherjee

Chairman

Biswanjit Sankar
8/0 Late Gobinda Lal Sankar
128/6 Motilal Gupta Road
Kolkata - 700008
Service

**Government Of West Bengal
Office of the A. D. S. R. BEHALA
BEHALA**

Endorsement For deed Number :I-14435 of :2008
(Serial No. 12200, 2008)

On 23/12/2008

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

Presented for registration at 06.30 hrs on :23/12/2008, at the Private residence by Manish Shah, one of the Claimants.

Admission of Execution(Under Section 58)

Execution is admitted on 23/12/2008 by

1. Smt. Saroj Devi Saraf, wife of Kishan Kumar Saraf, 11 A, Jatindra Mohan Avenue Kolkata, Thana, Pin 700006, By caste Muslim, by Profession :House wife
2. Sri Manish Shah, Secretary, Prantik Co-operative Housing Society Ltd., 10, Chandi Charan Ghosh Road, Kolkata-8, profession :Others
3. Sri Someraj Mukherjee, Chairman, Prantik Co-operative Housing Society Ltd., 10, Chandi Charan Ghosh Road, Kol- 8, profession :Others

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

Name of the Registering officer : **Santi Kumar
RoyChowdhury**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR
OF BEHALA**

On 24/12/2008

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:24/12/2008

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- 251000/-

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

Name of the Registering officer : **Santi Kumar
RoyChowdhury**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR
OF BEHALA**

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



Addl. District Sub-Registrar
Behala, South 24 Pargana

PLAN OF PRANTIK CO-OPERATIVE HOUSING SOCIETY LIMITED
AT MOUZA--SAHAPUR, J.L. NO-8, R.S. NO-179,
TOUZI NO-93 AND 101 KHATTAN NO-379, PS-BEHALA,
PRE. NO - 157 VINODA BHABE ROAD
WORLD NO-119, BR NO-13
UNDER C.M.C. (S.S. UNIT)

For Prantik Co-operative Housing Society Ltd

Jenney Mulya
Chairman

Prantik Co-operative Housing Society Ltd

Manish Kumar
Secretary

Sanoj Devi Sangf
Signature of vendor

R.S. DAG NO - 138

R.S. DAG NO - 142

R.S. DAG NO - 142

R.S. DAG NO - 141

R.S. DAG NO - 140

R.S. DAG NO - 145

R.S. DAG NO - 148 AND 150
EASTERN RAILWAY LAND AND QUARTERS



Sanoj Devi Sangf

Sanoj Devi Sangf

QUARTERS

R.S. DAG NO - 144
EASTERN RAILWAY LAND

COMMON PASSAGE

16240 [50-07]

PLOT - 6

11582 [38-07]

11582 [38-07]

10820 [35-07]

800 [5-07]

SCALE-1:200
NORTH

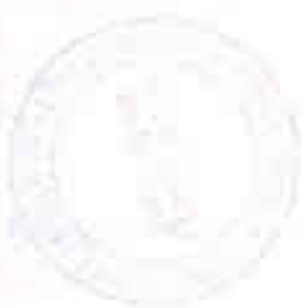


RAILWAY TRACK

R.S. DAG NO - 144


Addl. District Sub-Registrar
Bahala, South 24 Parganas

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 38
Page from 4032 to 4048
being No 14435 for the year 2008.



(Santi Kumar RoyChowdhury) 24-December-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal



(which terms or expressions shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART :

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, represented by its Chairman SRI SOMERAJ MUKHERJEE, Son of Sri Chunilal Mukherjee and Secretary SRI MANISH SHAH, Son of Late J. Shah, having its Registered Office at 10, Chandi Charan Ghosh Road, Kolkata - 700 008, hereinafter called and referred to as the "PURCHASER" (which terms or expressions shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, successors, successors-in-office and assigns) of the OTHER PART :

WHEREAS by separate ten Deeds of Conveyance registered and entered in Book No. I, Volume No. 40, Pages from 105 to 109, being No. 1903 for the year 1979, Book No. I, Volume No. 23, Pages from 243 to 247, being No. 1433 for the year 1980, Book No. I, Volume No. 3, Pages from 199 to 203, being No. 490 for the year 1981, Book No. I, Volume No. 23, Pages from 237 to 242, being No. 1422 for the year 1980, Book No. I, Volume No. 50, Pages from 288 to 292, being No. 3044 for the year 1980, Book No. I, Volume No. 15, Pages from 122 to 126, being No. 1124 for the year 1980, Book No. I, Volume No. 40, Pages from 49 to 55, being No. 1878 for the year 1980, Book No. I, Volume No. 37, Pages from 246 to 251, being No. 1879 for the year 1979 and Book No. I, Volume No. 40, Pages from 98 to 104, being No. 1902 for the year 1979 THE PRANTIK CO-OPERATIVE

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HOUSING SOCIETY LTD. (hereinafter referred to as THE SOCIETY) acquired by way of purchase for the consideration mentioned therein at all that piece and parcel of land measuring in all One Bigha Eleven Cottahs Ten Chittaks Thirty Two Square feet situate at Mouza - Sahapur, Bearing J. L. No. 8, R. S. No. 179, Touzi No. 93 and 101, Khatian No. 379, Dag No. 143, Khatian No. 439 (Khanda Khatian No. 1971), Dag No. 145 and 146, Khatian No. 439 (Khanda Khatian No. 1590), Dag No. 145 and 146, Khatian No. 439 (Khanda Khatian No. 1599), Dag No. 145, Khatian No. 439 (Khanda Khatian No. 1601), Dag No. 145 and 146, Khatian No. 439 (Khanda Khatian Nos. 1594, 1596, 1597 and 1598), Dag No. 145 and 146, Khatian No. 409, Dag No. 145 and 146, Khatian No. 1968, Dag No. 145 and 146 within Behala Police Station in the District of 24 Parganas (South).

AND WHEREAS after purchase of the aforesaid land, the Board of Directors of THE SOCIETY framed a project the developing the same and dividing the entire land upto 12 (twelve) plots of land measuring more or less 2 Cottahs and odd each.

AND WHEREAS the Board of Directors allotted the said twelve plots of twelve members, and Sri Bibhas Chandra Ghosh being a member and share-holding two shares of Rs.100/- each and having fully paid his share of contribution, was allotted the plot no. 6 measuring 2 Cottahs 5 Chittaks 20 Sq. ft. in the housing project for his contribution for a sum of Rs.33,740/- towards cost of the land.

AND WHEREAS although the plot of land was allotted to said Sri Bibhas Chandra Ghosh, but no Conveyance was executed and registered, thereby creating various practical problems for which




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the Board of Directors have decided to execute and registered the Deeds of Conveyance in favour of all the members.

AND WHEREAS the said Sri Bibhas Chandra Ghosh as a member and share-holder of the said Society was allotted the Plot No. 6 in the housing project and thereafter by a registered Deed of Conveyance executed and registered on 4th May, 1983 bearing Deed No. 1397 registered in the Office of Sub-Registrar of Behala, the said Sri Bibhas Chandra Ghosh herein as Member therein was conveyed with the right, title and interest absolutely in respect of the said property.

AND WHEREAS the said Sri Bibhas Chandra Ghosh thereafter caused kacha construction of a structure of the said plot of land.

AND WHEREAS the said Sri Bibhas Chandra Ghosh thus became fully seized and possessed of the said plot of land morefully and particularly described in the Schedule attached hereto and forming a part hereof.

AND WHEREAS the present Owner/Vendor herein have approached Sri Bibhas Chandra Ghosh for sale of the said plot of land and the said Sri Bibhas Chandra Ghosh has agreed to sell and the present Owner/Vendor has agreed to purchase the said plot of land at or for a valuable price by a Deed of Sale and the said Deed was registered in the Office of the District Sub-Registrar -II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 45, Pages from 11 to 24 being No. 1907 for the year 1995.

AND WHEREAS the Owner/Vendor herein decided to sale the said property morefully and specifically described in Schedule




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hereunder written and the Purchaser herein approached to purchase the said property at or for the price of Rs.2,50,000/- (Rupees Two Lacs Fifty Thousand) only and the Owner/Vendor agreed to sell the said property at or for the said price.

AND WHEREAS the Purchaser herein has paid the entire consideration money to the Owner/Vendor herein for the said property.

NOW THIS INDENTURE WITNESSETH that in pursuance of said Agreement and in consideration of the said sum of Rs.2,50,000/- (Rupees Two Lacs Fifty Thousand) only paid by the Purchaser 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 Purchaser, its heirs, executors, administrators, representatives and assigns and everyone of them and also the said property, she Owner/Vendor as beneficial Owner DOTH by these presents indefeasibly grant, convey, transfer, sell, assign and assure unto the Purchaser, its heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in title ALL THAT piece and parcel of the land being Plot No. 6 measuring more or less 2 (two) Cottahs 5 (five) Chittaks 20 (twenty) Sq. ft. together with one tile shed kuchha room measuring 70 Sq. ft. standing thereon morefully and particularly described in the Schedule hereunder written lying and situated in Dag No. 143 under Khatian No. 379, in Mouza - Sahapur, Touzi No. 93 and 101, J. L. No. 8, Police Station and Sub-Registry Office at



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Behala, within Ward No. 119 of The Kolkata Municipal Corporation, in the District of South 24 Parganas known, numbered and distinguished as Plot No. 6 of Municipal Premises No. 157, Binobha Bhabe Road, P.S. Behala, 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 at 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, her heirs, executors, administrators, representatives and assigns or any person or persons from whom the said Owner/Vendor may procure the



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same without any lawful action or suit TO ENTER INTO AND HAVE HOLD, OWN, POSSESS AND ENJOY the said land, 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 Purchaser, its heirs, executors, administrators, representatives 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 herself, her heirs, executors, administrators, representatives covenant with the Purchaser its heirs, executors, administrators, representatives 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 Purchaser, its heirs, executors, administrators, representatives 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 Purchaser in the manner aforesaid land, premises, hereditaments, property delivered possession of said property simultaneously with the execution of these presents AND the Purchaser, its heirs, executors, administrators, representatives 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



[Handwritten signature]

[Faint, illegible handwritten text]

[Faint, illegible handwritten text]



receive the rents, issues and profits thereof without any lawful eviction, interruption, 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 her 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 her 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 her predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its heirs, executors, administrators, representatives 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 Purchaser, its heirs, executors, administrators, representatives 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 her heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser, its heirs, executors, administrators, representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the



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Owner/Vendor. or any beach of the covenants herein under contained.

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 Purchaser 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 Purchaser 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 Purchaser 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.



Advt. Agent, Sub-Registrar
Behala, South 24 Parganas

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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 Purchaser do and execute or cause to be done and executed any supplementary Deed or Rectification Deed and / or Declaration in favour of the Purchaser herein.

THE SCHEDULE ABOVE REFERRED TO :
(Description of the Property hereby conveyed)

ALL THAT piece and parcel of land measuring about 2 (two) Cottahs 5 (five) Chittaks 20 (twenty) Sq. ft. be the same a little more or less and having a kachha structure of 70 Sq. ft. standing thereon lying and situated in the District of 24 Parganas, Police Station and Sub-Registry Office at Behala within Ward No. 119 of The Kolkata Municipal Corporation of Mouza - Sahapur, J. L. No. 8, Touzi No. 93 and 101, Khatian No. 379, comprised in Dag No. 143 together with one/twelve share in the common passage in plot no. 6 of Municipal Premises No. 157, Binobha Bhabe Road, P.S. Behala, Kolkata - 700 038 and butted and bounded as follows : -

ON THE NORTH : By Prantik Co-Operative Housing Society's land.

ON THE SOUTH : By Eastern Railway's land.

ON THE EAST : By Eastern Railway's land and quarters.

ON THE WEST : By rest of the undivided land of Prantik Co-operative Housing Society Ltd.



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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 hereto at Kolkata

in the presence of :

WITNESSES :

1. *Biswajit Sikdar*
128/6 Motilal Apta Road
Kolkata - 700008

2. *Kishan Kumar Sengupta*
12, ALIPUR AVENUE
KOLKATA - 700027

Sanoj Devi Sengupta

SIGNATURE OF THE OWNER/VENDOR

For Prantik Co-operative Housing Society Ltd

Sumanj Mallick Chairman

Prantik Co-operative Housing Society Ltd

Manish Shaha Secretary

SIGNATURE OF THE PURCHASER




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MEMO OF CONSIDERATION

RECEIVED the within mentioned consideration amount of Rs.2,50,000/- (Rupees Two Lacs Fifty Thousand) only from the within mentioned Purchaser in the following manner.

MEMO

By Cash

Rs.2,50,000.00

Rs.2,50,000.00

(RUPEES TWO LACS FIFTY THOUSAND) only.

WITNESSES :

1. *Biswajit Sikdar*

2. *Kabir Kumar S*

Sauj. Devi Sangh

SIGNATURE OF THE OWNER/
VENDOR

Drafted by me

Pratik Dm.

Advocate

Office No. 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 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Addl. District Sub-Registrar
Behala, South 24 Parganas

23 DEC 2008

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

✓ Name... SAROJ DEVI SAHA

✓ Signature Saroj Devi Saha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... SOMERAJ MUKHERJEE

Signature Someraj Mukherjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... MANISH SHAH

Signature Manish Shah



Handwritten signature

Addl. District Sub-Registrar
Behala, South 24 Parganas

23 DEC 2008