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Act. 11 of 1914
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 Act. 11 of 1914

01BB 429094

8/3 & (3) of the W. B. prevention of under-
 Valuation of Instruments Rule 1904
 Market Value Assessed Rs. 2,18,000/-
 Deficit Stamp Duty of Rs. 218/-

20/7/2000

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Kurka

District Sub-Register-III
 Allpur 24-Parganas. (South)

24/7/2000

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THIS DEED OF SALE made this the 19th day of July,
 2000 (Two Thousand) B E T W E E N (1) SMT BHARATI ROY wife
 of Sri Aninda Lal Roy by Occupation -Service of 4/D
 Nasiruddin Road Calcutta - 700 017 hereinafter referred to
 as the VENDOR, (which expression shall unless excluded by
 or repugnant to the subject, context or meaning thereof be
 deemed to include their heirs, successors, legal representatives,
 administrators and persons deriving title under each of their
 representatives of the FIRST PART AND represented by her
 constitute Attorney Sri Aninda Lal Roy son of Upendra Lal Roy
 who is the husband of the VENDOR AND

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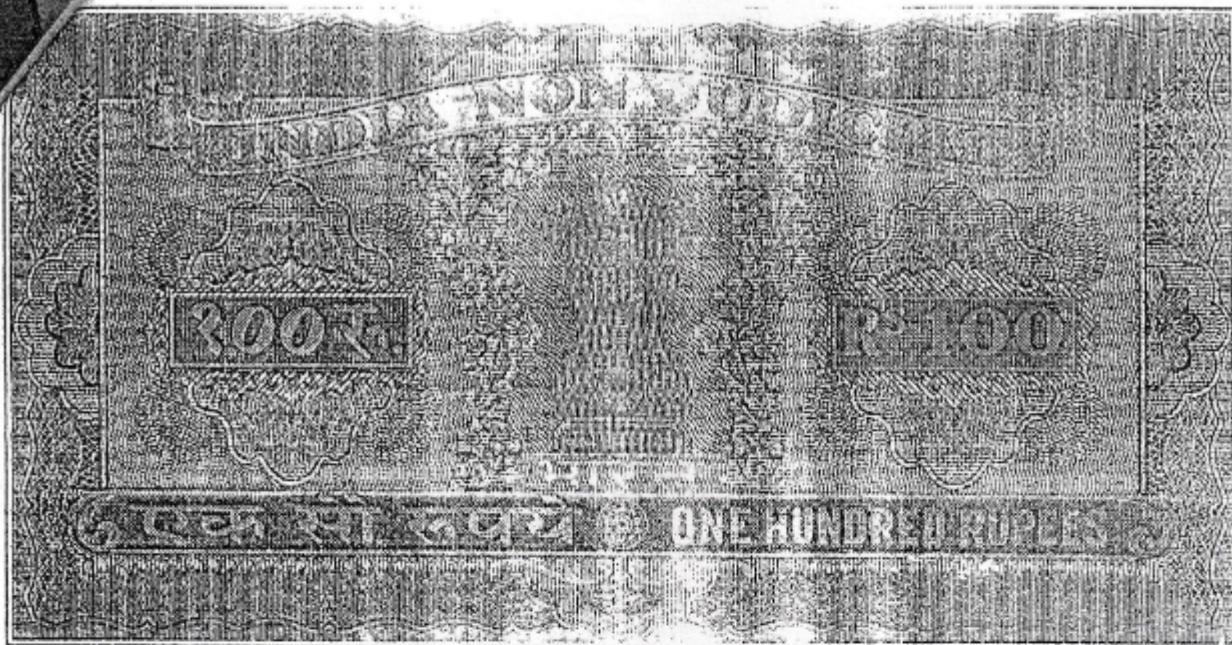
Sri Prasenjit Ghosh son of Sri Subir Ghosh

by faith Hindu, by Occupation -Business, residing at

34 Garfa North Lake Road, P.S. Kasba, Calcutta -700 075

hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators and persons deriving title under each of their respective) of the OTHER PART.

WHEREAS the Jadavpur Co-operative Land and housing society ltd absolutely purchased with the valuable consideration from the then land owners Sunil Kumar Mitra and others, the total land measuring more or less 10 acre 93 decimal in Dag No.83, 85, 89, 87, 88, 91, 131, 132, 135, 136 & 139 under Khatian No.101, J.L.No.25, Touzi No.56, Mouza Nayabad, P.S. Kasba, District 24 Parganas (South) and it was registered

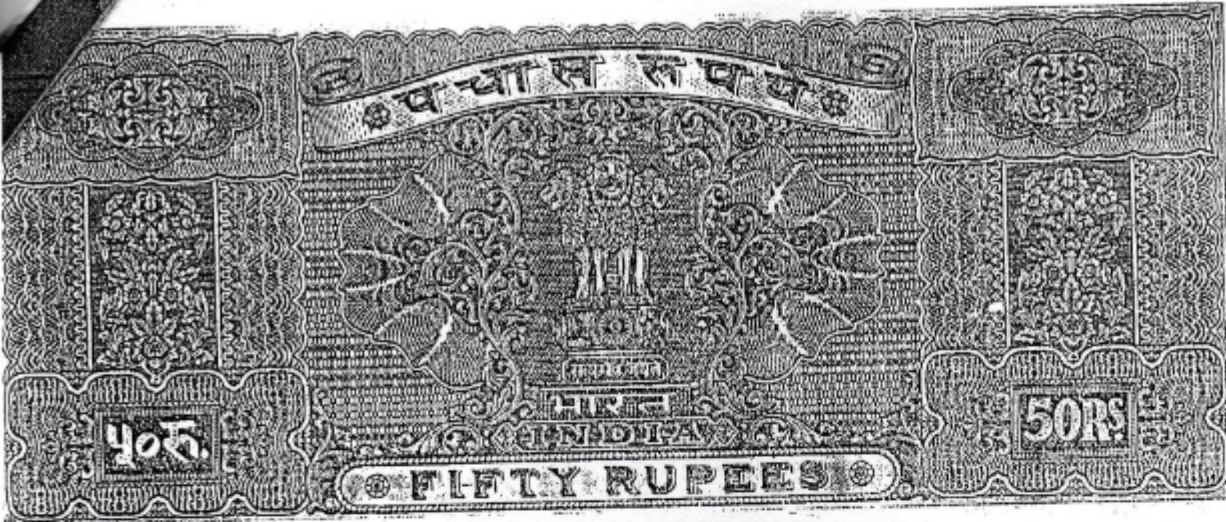


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on 14th July 1978 and it was recorded in Book No.1,
Deed No. 4092 for the year 1978.

AND WHEREAS the said Jadavpur Co-operative Society further purchased another area from the said Sunil Kumar Mitra and others from these Dag which were mentioned above and these properties was registered at the office of District Sub-Registrar Alipore in Deed No.590 on 18th February 1979. AND WHEREAS the said Co-operative Society further purchased from the said Mouza of the previous adjacent area in R.S.Dag No.139, Khatian No.90 and it was registered in the office of District Sub-Registrar at Alipore and its Deed No.5334 dated 3/12/1979.

50 Rs.



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AND WHEREAS the said Co-operative further purchased Land of
another adjacent portion of Dag No.139 and the said property
was registered in the Office of D.S.R.O. at Alipore on
3/12/1979 and its Deed No. 5335. AND WHEREAS the said
Co-operative Society further purchased another area from
Dag No.196, Khatian No. 76 from the then owner Mathur Bag
and others and it was registered at the Office of D.S.R.O.,
Alipore on 3/12/1979 and its Deed No.5336. AND WHEREAS the
said Co-Operative Society further purchased another area from
the Land Owners Sunil Kumar Mitra and Others from Dag No.83,
Khatian No.101 and it was registered in the Office of D.S.R.O.,
Alipore on 25/12/1979 and its Deed No.6957.

20 Rs.



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AND WHEREAS the said Co-Operative Society further purchased another big area from the Owner Sunil Mitra and Others from Dag No.83, 85, 87, 88, 89, 91, 131, 135, 136 & 139 and it was registered at the Office of D.S.R.O., Alipere and its Deed No. 3223 and executed on 29.4.1980

AND WHEREAS the said Co-Operative Society purchased another big area one after another and they record these Dags were recorded in their names with the Office of J.L.R.O., Behala by an order under Memo No.2086 ,2087 & 2089 dated 6.6.1980 and by virtue of these orders the said Co-operative Society was recorded their names as sixteen annas owners and accordingly from their total purchase an area 45.52 acre, so purchased in different dates and seized and possessed of these properties and entitled to their absolute right and interest free from all encumbrances.

AND WHEREAS in pursuance of the object of the developing area for residential purpose of the members of the Co-Operative Society effect improvement thereon by filling earth and making the same of Uniform level laid roads passage and divided the area into several plots of different sizes and measurement for distribution among the members of the said Co-operative Society and for the purpose of that the said plot have been so carved out fully and the described in the body of the documents AND WHEREAS the said Co-Operative Society as per its resolution dated 2/5/1987 the above mention area to allot different plots of land to its members by a Lottery and First Lottery was held on 31st May 1987 wherein the Owner Smt Bharti Roy purchased the 'B' Schedule property out of 'A' Schedule property and it was registered in the office of Additional District Sub-Register at Alipore., and recorded in Book No.I, Deed No.12392 for the year of 1989 and by virtue of the said Lottery the present VENDOR got the Schedule Property i.e. 'B' Schedule from the said Co-Operative Society.

AND WHEREAS since the date of purchase the Vender was in possession and record his name in the Govt. Record of Right and paying the taxes to the Govt. as a Lawful Owner of the said plot over the Schedule Dag and seized and possessed the same without any interference of others.

AND WHEREAS the Vender herein desires to sale the
'B' Schedule Plot at the consideration Rs. 2,18,000-00
and accordingly the purchaser accept the said preposal and
ready to prepare Deed with a valuable consideration. That
in the Schedule it is specifically mentioned and shown the
said plot and for more clearance and delineated in the sketch
plan covered by Red border and annexed herewith free from all
encumbrances. i.e. in Schedule "B".

NOW THIS indenture witnesseth that as per desireness of
the Vender the said consideration of Rs. 2,18,000-00 only
paid by the purchaser herein and or immediately before the
execution of these presents and receipt whereof the Vender
do hereby admits and /or for the same and every part thereof
acquit, release and discharge the purchaser his heirs,
executors and administrators and assigns and also the said
appurtenant plots the Vender as beneficial owner do by these
presents indefeasibly grant, convey, sell and transfer and
assign unto the purchaser his heir, executors, administrator,
representative and assigns AND all deeds paths, record of
rights, muniments, writings and evidence of title which in
anywise relate to the said property or any part or parcel
thereof and which now are hereinafter shall or may be in the
custody, Power and possession of the Vender his heir and
representative or any persons from whom his heir can or may
precute the same without action or suit at law in equity

TO HAVE AND TO HOLD the said appurtenant of plot and every part thereof hereby granted, sold or transfer and to the use of the purchaser his heirs, executors, administrator and assigns and the Vender do hereby for themselves *her* respective heirs, executors or successors covenants with the purchaser his heirs, executors administrators or assigns AND THAT free and clear and freely absolutely acquitted and released or otherwise by and at the cost and expenses of the Venders well and sufficiently indemnified of from and against all manner all claims charges debts attachment whatsoever made or suffered by the Vender or any of his ancestors or title or any person lawfully or equitably claiming as aforesaid and further that the Vender and all persons having all or lawfully or equitably claiming an estate whatsoever in the said land or any part thereof or in trust or his Vender or from under any predecessors in title shall and will from time to time and at all time hereinafter at the request and the cost of the purchaser his heirs, executors, representatives and assigns or execute or cause to be done and executed all such acts deeds or things whatsoever for further better and perfectly assuring the said property and every part thereof unto and to the use of the purchaser his heirs or assigns according to the true intend and meaning of this Deed and shall or may reasonably required or also if any suffered by and person of any defect in the title of the Vender or any breach of covenants hereunder contained the Vender will be solely responsible and liable to bear the cost and damage to the

purchaser. That the Schedule property is not pirstor or debetter or 'wakf', does not belong to any religious endowment or trust neither requisitioned or acquisitioned by competent authority of the local bodies. That the Schedule property is not benami property and the Vender have good and marketable title over the said property and the schedule propert is free from all encumbrances.

THE VENDOR IS THE MEMBER OF THE SAID SOCIETY HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-

1. The Schedule Plot is free from all encumbrances, liens lispendens or any scheme of acquisition from any authority whatsoever and the Vender has good marketable title and right title interest over the plot and to convey the said piece and parcel of land hereby transferred to the purchaser in the manner aforesaid.
2. The purchaser will apply for membership of the Society according to act and enjoy the said plot without any interruption whatsoever by or from the Vender and its Society or any person claiming through under or in trust of the said Society.
3. That the Vender, Society shall at all time hereafter at the request and cost of the purchaser his executor or assign or cause to be done all such act deed matter for more perfectly assuring to the said purchaser as may be reasonably required from time to time and produce necessary documents if required in connection of the plot. plot.

AND THE PURCHASER DOOTH HEREBY COVENANT WITH THE VENDOR OR
ITS SOCIETY.

1. The purchaser or his assignee in respect of the said plot shall bound by the decisions taken by the Society in so far as the upkeep and maintenance of common facilities and /or conveniences relating to the plot and common area of enjoyment in the Society to which all plot owners of the land described in the 'A' Schedule hereunder shall be entitled to the purchaser shall be bound to pay to the Vendor society the periodic charges that shall be determined by the Vendor society from time to time whether formally demanded and Vendor society shall be entitled in case of default on the part of the purchaser to realise such sums claim or in the alternative to stop such common facilities provided always the upon the purchaser duly paying such charges and complying with such decisions as aforesaid and his assignee or transferee shall be free to uninterruptedly use and enjoy the common facilities and conveniences and common areas or enjoyment in exactly the same manner as other plot holder of land described in the 'A' Schedule .

SCHEDULE 'A'

All that the piece and parcel of land measuring more or less 45.52 acre approx. 137 bighas 5 Cettah 7 Chittaks and

31 sq.ft. lying and situate comprised in R.S.Dag No.3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, 139, J.L.No.25, Teuzi No 56, Khatian No. 76, 90 & 101 Mouza Nayabad within P.S.Kasba, Dist 24 Parganas (South)

SCHEDULE 'B'

SALEABLE AREA TO THE PURCHASER

All that residential plot Nos.351 (Phase-I) measuring more or less, 3 Cottah 0 Chittaks 10ft out of the land mentioned in the 'A' Schedule butted and bounded by

ON THE NORTH	Plot No.350
ON THE SOUTH	Plot No.352
ON THE EAST	Plot No/R.S.Dag No.110
ON THE WEST	40 ft wide common passage.

HERE for more clearnace Delinated and show in the sketch plan marked with a border Red Colour annexed with the instruments.

MEMO OF CONSIDERATION

Received Rs. 2,18,000-00 by cheque bearing No.494167 of S B I Account C/3506 Rs.1,00,000/-and another cheque No.205940 Rs.1,18,000/-d/3506 dt.18.7.2000.

Signature of the Vender

Ananda Lal Roy

IN WITNESS WHEREOF the parties hereto put their hand
and seals on the 19th day of July, 2000.

*Quinde let by. as institute
Attorney to Mr. Bharati by*

Signature of the Vendor

In presence of

WITNESSES :

1. *Aditi Chaudhary*
10/1 Central Park
Jadavpur. Cal-32.
2. *Brijendra Ballav Ghosh*
87, Sonatoly 2nd Lane
Chowk Bazar, Hooghly
- 3.

Drafted by :

Sobhan Kumar Biswas
ADVOCATE

Typed by :

R.K. Banerjee
R.K. Banerjee
14/2 P.M. Rd, Cal-78.



District Sub-Registrar-II
Aligarh 24-Parganas (South)

20.7.20



District Sub-Registrar-II
Aligarh 24-Parganas (South)

9/8/2020

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