

127

R\$ 500

पाँच सौ रुपया FIVE HUNDRED RUPEES

Estimate Inc. 1-800-200-6300 AOL 1.00

311/-

2/17/12
S. M.

Section 402-Registered
 Negro, 24, Farmer

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596
280

311

127

500Rs.



Stamp Duty Paid under the Indian Stamp Act, 1899 as amended by Act III of 1902 and Section 24 of the Customs Improvements Act, 1911 Schedule.

IA No 23
Stamp Duty Paid under the Indian Stamp Act, 1899 as amended by Act III of 1902 and Section 24 of the Customs Improvements Act 1911

A 99/-
H 28/-
M 4/-
S 11/-

Handwritten signature

Handwritten signature
S. 19
Notary Public - Registrar,
Hqrs. 14, Park Road

THIS DEED OF SALE is made this the 5th day of January One thousand Nine hundred Eighty Seven BETWEEN SRI NIRMAL KANTI CHOWDHURY, son of Late Sudhendra Mohan Chowdhury, by faith Hindu, by occupation Service, residing at 10, Rajkrishna Paul Lane, Police Station- Kasba, Calcutta- 700 075 for and on behalf of SMT. PERMITA GANGOPADHYAY alias Smt. Pratima Gangopadhyay, wife of Sri Bimal Ranjan Gangopadhyay, by religion Hindu, by occupation Housewife, resident of 106/F, Janiens Road, P.O. Liluah, Police Station Lilluah, District Howrah, as her true and lawful constituted ATTORNEY

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hereinafter called the "VENDOR" (which terms of expression shall always mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART;

A N D

✓
SHRI BIMAL KUMAR MUKHOPADHYAY, son of Late Hiralal Mukhopadhyay, by religion Hindu, by profession Service, residing at 15, May-fare Road, Flat No. 9A, Police Station- Karaya, Calcutta- 700 019, hereinafter called the "PURCHASER" (which terms of expression shall always mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

W H E R E A S the shali land measuring more or less 1(one) Bigha lying and situated at Meuja Nayabad J.L. No.25, under Khatian No. 89, Dag No. 137, R.S. No.3 Touzi No. 56 within Garfa Anchal Panchayet now within the limit of the Calcutta Municipal Corporation, Police Station Kasba in the District of 24-Parganas(South) purchased by the present owner Smt. Permata Gangopadhyay alias Smt. Pratima Gangopadhyay wife of Sri Bimal Ranjan Gangopadhyay,

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resident of 106/F, Janiens Road, P.O. & P.S. Lilluah, District Howrah, by virtue of a registered sale deed bearing No. 1775 dt. 16.4.1980 and the same was entered in Book No.1, Volume No. 51, Pages 254 to 257, Being No. 1775 for the year 1980 of Sub-Registrar at Alipore, 24-Parganas from it's the then owner Shri Arjun Porel son of Late Phani Porel of village Atghora, Police Station- Sonarpur, District 24-Parganas and took khas absolute and physical possession over the aforesaid shali land which is still in absolute physical possession of the present owner;

AND WHEREAS the said Vendor Sri Arjun Porel got the aforesaid property which is fully mentioned in the schedule hereunder from the then owner Sri Sachindra Nath who was the Executor of "Swarnamoyee Dasee Estate" and recorded his name in the Revisional Survey Settlement as Raiyat over the total area of land measuring 6.87 acres and became the absolute owner of the same;

AND WHEREAS thus becoming the absolute owner of the land measuring 6.87 acres the then owner Sri Arjun Porel sold out one Bigha of shali land to the present owner Smt. Permita Gangopadhyay alias Smt. Pratima Gangopadhyay by virtue of registered sale deed mentioned

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above and handover khas possession of the said land to the present owner who intends to dispose of her land along with all easement rights to different purchasers in different sale deeds demarcating the said land in several plots shown in the plan annexed herewith;

AND WHEREAS the present owner of the said land which is fully mentioned in the schedule hereunder is engaged in her urgent private peace of business and busy otherwise and unable to represent herself before the Registering authority for which a GENERAL POWER OF ATTORNEY has been executed on 23.8.86 in favour of his welwisher SRI NIRMAL KANTI CHOWDHURY the Vendor of this indenture for and on her behalf to sale out the land plotwise to different persons under his choice in different consideration and the said Vendor Sri Nirmal Kanti Chowdhury on behalf of the present owner of the said land fully described in the schedule below, gave proposal to dispose of the present plot of sali land bearing plot No. 39 shown in the plan annexed herewith measuring an area of 5(five) cottahs 2(two) chitaks of 'shali' land to the intending purchaser at a consideration of Rs.10,000/- (Rupees Ten thousand only,) which is accepted granted and agreed by the Purchaser to this Indenture;



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AND WHEREAS the present Purchaser to this Indenture agreed to purchase the 'shali' land measuring more or less 5(five) cottahs 2(two) chittaks specifically described in the schedule hereunder lying and situated at Mouja Nayabad under Khatian No. 89, comprised in Dag No. 137, Police Station Kasba in the District of 24-Parganas(now known as District South 24-Parganas) being Plan plot No. 39 which is shown and delineated in the Map or plan annexed herewith and marked with Red bordered for or at the price of Rs.10,000/- (Rupees Ten Thousand only) free from all encumbrances.

NOW THIS INDENTURE WITNESSES that in pursuance of the said Vendor on receipt of the entire consideration money amounting to Rs.10,000/- (Rupees Ten thousand only) in the manner as detailed in the Memo of consideration from the Purchaser and the said Vendor grant and conveyed unto and to the use of the said Purchaser ALL THAT piece and parcel of 'shali' land measuring 5(five) cottahs 2(two) chittaks togetherwith all the rights of easement, interest, possession hereditaments of the said land which is more particularly described in the schedule hereunder delineated with Red Bordered in the annexed plan herewith or HOWSOEVER OTHER WISE the said land hereditaments and premises or any



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part thereof now are or at any time heretofore were or was situated butted and bounded described or distinguished TOGETHERWITH all yards, fences, walls, liberties, privileges, easement over 30'ft. wide passage appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining thereto free from all encumbrances TO HAVE AND TO HOLD the said land messuages, hereditaments and premises belongings to or in any way appertaining thereto hereby conveyed to expressed or intended so to be with their appurtenances unto the Purchaser absolutely and for ever free and clear and freed and discharged, equities of all kinds whatsoever but subject to the payment of rent and taxes and the Vendor doth hereby covenant with the Purchaser that NOTWITHSTANDING any act, deed or things by the Vendor done executed or knowingly suffered to the contrary the Vendor has now good full power and absolute authority to grant, transfer, sell and convey unto the Purchaser in the manner aforesaid AND THAT the Purchaser shall and may at all times hereinafter peaceably and quietly possess and enjoy the said land hereditaments and premises and receive the rents, issues and profits thereof without any interruption claim or demand whatsoever from or by the Vendor or any person lawfully and equitably claiming

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from the Vendor or in trust for the Vendor and further the Purchaser is entitled to have his name mutated in the authority concerned by appertaining the rent of the land described in the schedule below.

FURTHER the purchaser and his successors in title for all times and for all purposes to freely pass and repass over and upon the 30'ft. wide passage and to enjoy easement rights whatsoever thereto and to have light, phone, water and drain connection appendages appurtenances whatsoever or any part thereof.

AND FURTHER the Vendor on behalf of the present owner shall and will from time to time and at all times hereafter upon the reasonable request and at the cost of the Purchaser do and execute all such act deeds and things for further and more perfectly assuring the said land hereditaments and premises unto the Purchaser in the manner aforesaid AND FURTHER the Vendor on behalf of the present owner of the land agrees to refund the consideration money with all costs of registration of the Purchaser if the Purchaser's khas and absolute possession in the land fully mentioned and described in the schedule hereunder written, hereby conveyed is disturbed due to the fault of the owner of the land or found defect in title thereto in any manner.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring more or less 5(five) cottans 2(two) chittaks and lying and situated at Mouja Nayabad J.L. No. 25, comprised in

Khatian No.89 appertaining to Dag No.137, R.S.No.3
Touzi No.56 now within the Calcutta Municipal
Corporation under the Police Station Kasba in the
District 24-Parganas(now known as District South
24-Parganas) being plan plot No.39 used as 'shali'
land along with all easement attached thereto marked
with Red Bordered shown in the annexed map or plan
to this Indenture butted and bounded in the manner
following:-

ON THE NORTH: 42' ft. wide Road;

ON THE SOUTH : Plan plot No. 38;

ON THE EAST : 30' ft. wide Road; and

ON THE WEST : Vacant Land

The annual proportionate rent 23 paise
payable to the Collector 24-Parganas(South).

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IN WITNESSES WHEREOF the Vendor hereunto
on behalf of the owner set and subscribed his hand and
seal this day month and the year first above written.

SIGNED SEALED AND
DELIVERED IN THE
PRESENCE OF
WITNESSES.

1. Jagannath Prasad
78, Gantamain Road
Cal-45

2. Sanjay Singh
Raj Krishna Park
Cal-45

Nirmal Kant Gangopadhyay

(Signature of the Vendor)

For and on behalf of the owner
Smt. Permata Gangopadhyay alias
Smt. Pratima Gangopadhyay, as
her true and lawful constituted
Attorney.

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MEMO OF CONSIDERATION

RECEIVED from the withinnamed purchaser the
withinmentioned consideration of Rs. (Rupees

SIGNED SEALED AND
DELIVERED IN THE
PRESENCE OF
WITNESSES.

1. Jagannath Boro -
78, Ganfa main Road -
Cal-45

2. Ram Das Gupta *Nirajal Kumar Ganguly*
Raikrishna Poo Ram
Cal-45
(Signature of Vendor)

For and on behalf of the owner
Smt. Permata Gangopadhyay alias
Smt. Pratima Gangopadhyay, as
her true and lawful constituted
Attorney.

Drafted by:

Asit Kumar Gupta, Advoca
Alipore Criminal Court,
Calcutta- 27

Typed by

Panch



Special Agent in Charge
Albany, N.Y. 12202

5/18/87



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Special Agent in Charge
Albany, N.Y. 12202

2.8.89