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Indrauli Mitha.

23-4-21  
 District Sub-Registrar  
 24-Parganas (South)

**District Sub-Registrar  
24-Parganas (South)**

*[Handwritten signature]*

~~SECRET~~ See Register IV-A-10  
1984 Pgs. and Register VII (S)  
of the Regs., Apr. 1969  
25-10 ✓

District Sud-Recite  
24-Parganas (Su

THIS DEED OF SALE IS MADE on this the 30th .....

of July , in the year ~~Two Thousand~~ and two (20

B E T W E E N KUMARI INDRANI MITRA daught

of Dipak Mitra, by faith Hindu, by occupation

Service, residing at 186/C, Rash Behari Avenue

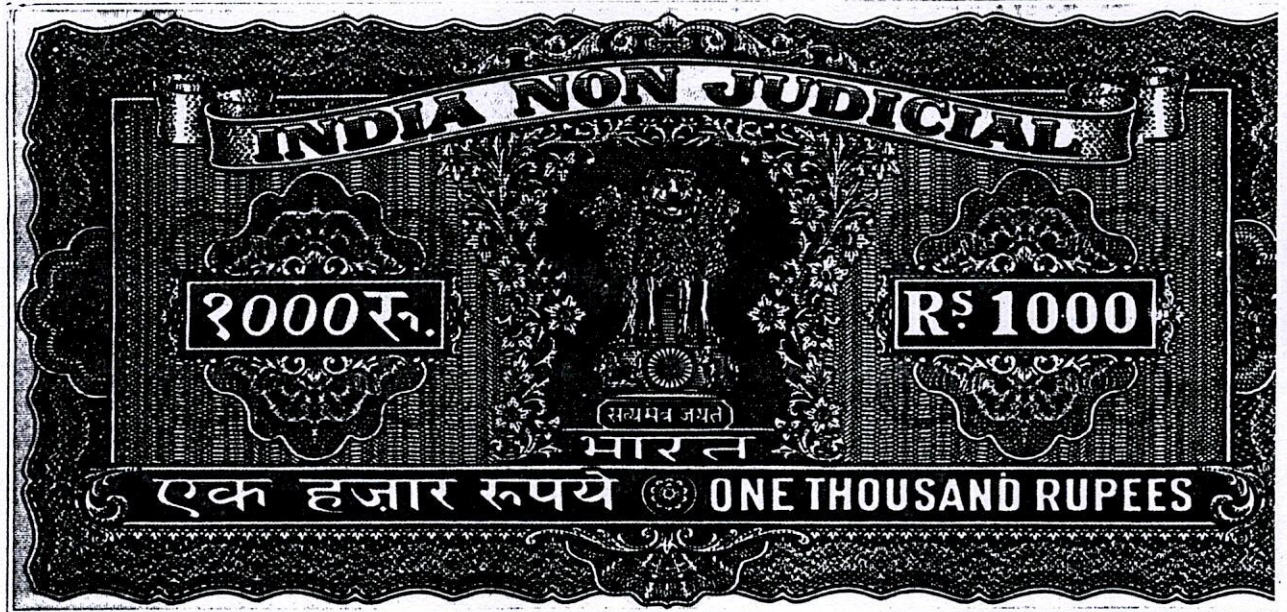
Police Station Gariahat, Kolkata- 700 029,

hereinafter called and referred to as the

Exhibit A - R. 3443/-

contd. p/2.





= 2 =

'VENDOR' (which term or expression shall un-  
excluded by or repugnant to the context shall be  
deemed to mean and include her legal heirs, repr-  
tatives, successor-in-interest, agents, nominees  
and assigns) of the ONE PART.

Contd. p/3

Indraui Mipa.





= 3 =

A N D

*Page 2*

MRS. AMITA BHURA wife of Sri Anup Bhura, by  
Hindu, by occupation Housewife, residing at 48,  
Badridas Temple Road, Police Station  
Kolkata- 700 004, hereinafter called and referred  
to as the 'PURCHASER' (which term or  
expression shall unless excluded by or repugnant

Indrani Kupa

contd. p/4.





= 4 =

to the context shall be deemed to mean and incl  
her legal heirs, representatives, successors-in  
interest, agents, nominees and assigns) of the  
OTHER PART.

W H E R E A S one Siddeswar Gangapadhay  
and others were jointly the absolute owners of  
schedule property alongwith other properties,  
contd.p/5.

*Indrauni Kika.*





= 5 =

lying and situated at Mouza Ramchandrapore,  
J.L.No.58, R.S.No.228, Touzi no.114, C.S.Khatia  
no.763, within the limits of the Police Station  
and Sub-Registrar Sonarpore, District; 24-Pargan

AND WHEREAS one Sambhu Nath Chattapadha  
son of Late Sasanka Sekhar Chattapadhayay of  
Elachi, Sonarpore, have taken Settlement of th

*Indrauni Moka.*



above mentioned property from the rightful owner Siddhartha Gangapadhayay and others and since then he was enjoying the same free from all encumbrances, attachments after mutating his name in the records of the Revisional Settlement records of rights and after paying necessary taxes for the said plot of land.

*P. 196 N.*

AND WHEREAS on 27th. day of March, 1991, the said Sambhu Nath Chattapadhayay have sold and transferred a portion of his property measuring about 7 (seven) Cottahs 3 (three) Chittaks 10 (ten) Square feet of land in favour of the Vendor INDRANI MITRA, by virtue of a Registered Deed of Sale from the office of the Additional District Registrar at Sonarpore, Registered in Book No. 1, Volume No. 19, Page no. 196 to 200, Being no. 1973, for the year 1991.

AND WHEREAS by virtue of the aforesaid purchase the Vendor became the absolute owner in respect of

contd. p/7.

Indrani Mitra



7(seven) Cottahs 3(three) Chittaks 10(ten) Square fee  
of land, be the same a little more or less, lying and  
situated at Mouza Ramchandrapore, J.L.no.58, R.S.No.  
228, Touzi no.114, R.S.Khatian no.763, R.S.Dag nos.  
584, 585, within the limits of Bana Hooghly Gram Panc  
yet-I, Police Station and Additional District  
Sub-Registrar, Sonarpore, District; 24-Parganas(South)  
as an absolute owner in fee simple free from all enc  
brances and attachments and till today enjoying the  
same after mutating her name in the records of the  
local authority .

*P. 49*

AND WHEREAS in order to meet her day to day ever  
increasing demands the Vendor have expressed her  
willingness to sale the schedule property at a total  
consideration of Rs.1,20,000/-(Rupees One Lakh and  
Twenty Thousand) only, and the Purchaser have agreed  
to purchase the schedule by the aforesaid considera-  
tion money free from all encumbrances and attachment:

contd. p/8.

*Indrani Mitra.*

NOW THIS INDENTURE WITNESSETH: that in pursuance of the said Agreement and in consideration of the sum of Rs.1,20,000/-(Rupees One Lakh and Twenty Thousand) only paid to the Vendor by the Purchaser on or before the execution of this presents, the receipt whereof the vendor do hereby admit, acknowledge on and from the said and every part thereof acquite, release and discharge the Purchaser and also the said property that the vendor do hereby grant, sell, convey, transfer, and assigns and assure unto purchaser the said property morefully mentioned and described in the schedule hereunder written, and the Map or Plan annexed hereto and thereon border 'R E D' or HOWSOEVER OTHERWISE the said property now heretofore was situated butted bounded called know numbered and distinguished (hereafter the sake of brevity referred to as the 'said property') TOGETHER WITH fences, trees, drains, passages, well, rights, liberties assessments and appurtenants whatsoever to the said property or any part thereof belonging or in anywise appertaining or usually held used co-occupied or

R. V. G.



acquired therewith or reputed to belonging or to be  
appartenant thereto A N D all the deeds, things,  
paths, muniments and other evidences of title which  
exclusively relate to the said property and which  
are or hereafter shall or may be in the possession  
custody or power of the vendor or any person or person  
from whom the vendor may procure the same without  
action or suit TO HAVE AND TO HOLD the said property  
hereby grant, transferred and conveyed and assigned  
and assured to or expressed or intended so to be used  
and to the use of the purchaser absolutely and forever  
A N D the vendor for herself and her executors, administrators,  
representatives, administrators and assigns do hereby  
convey with the purchaser her heirs, executors,  
administrators, representatives and assigns THAT  
NOTWITHSTANDING any acts, deeds or things by the  
vendor made, done or executed or knowingly suffered  
or to the contrary the vendor now have good right,  
power and absolute authority to grant sell, transfer  
conveyed, assigns and assure the said property

P. 149



free from all encumbrances and charges hereby sold  
property free from all encumbrances and assured and  
expressed or intended so to be unto and to the use of  
the purchaser in the manner aforesaid AND THAT the  
purchaser shall and may at all times hereafter peace  
and quietly possess and the nature of the property  
permits and enjoy the said property and every part  
thereof without lawful eviction, interruption, claim  
demand whatsoever from or by the vendor or any person  
or persons lawfully, equitably claiming on under or  
trust for the vendor AND THAT the vendor do hereby  
declare that the vendor have not encumbrances to  
transfer the said property in any way neither the said  
property is acquired by any Government or Semi-Govern-  
ment body nor the said property has been notified to  
acquired by L.A. Collector under any scheme or any other  
authority whatsoever and the said property sold, here  
are free from all encumbrances AND THAT free and clear  
and fairly and clearly and absolutely acquired  
exonerated discharged and otherwise by and at the costs  
and expenses of the vendor will and sufficiently

*2.1.10*

*o K. K. K.*



indemnified the said property or from or against all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor AND FURTHER that the vendors and all persons having lawfully or equitably claiming any Estate or interest in the said property or any part thereof from under or in trust from the said vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser or any of the heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever and more perfectly assuring the said property and every part thereof unto and to the use of the purchaser or any of her heirs, executors, representatives, administrators and assigns to the manner aforesaid shall or may be reasonably required.

contd. p/12.

Indrao Kite



SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Revenue paying Danga land, measuring about 7(seven) Cottahs 3(three) Chittaks 10(ten) Square feet, be the same a little more or less, lying and situated at Mouza Ramchandra J.L.No.58, R.S.No.228, Touzi No.114, Khatian No.763.

<u>Dag Nos.</u>	<u>Areas</u>
585	4 Cottahs 3 Chittaks 32 Sq.ft.
584	2 Cottahs 15 Chittaks 23 Sq.ft.
<b>TOTAL LAND</b>	<b>7 Cottahs 3 Chittaks 10 Sq.ft.</b>

*R. 11/22*

within the limits of the Bana Hoochly Gram Panchayet-I, Police Station and Additional District Sub-Registrar at Sonarpore, District; 24-Parganas(South), Proportionate Annual Rent of Rs.0.50 is being paid to the Collector 24-Parganas (South).

That the Plan or Map annexed herewith shall be treated as a part of the original Deed .



BOUNDARIES

ON THE NORTH: DAG NO - 1562

ON THE SOUTH: LAND OF ANUP BHURA

ON THE EAST : ROAD

ON THE WEST : PASSAGE

IN WITNESSES WHEREOF the Vendor have set and subscribed h  
hand and seal hereunto on the day, month and year first  
above written.

WITNESSES:

1. *Sr. Lalau Singh*

*Adv.*  
Judges Court, Alipore

*Indraiah Kishore*

-----  
Signature of the VENDOR

2. *Pratap Kumar Ghosh*  
*Advocate*

DRAFTED BY ME:

*Pratap Kumar Ghosh*

Advocate,  
Judges' Court, Alipore,

W.D.O.C. 613/76

TYPED BY ME:

*T. Ray*



MEMO OF CONSIDERATION

RECEIVED sum of Rs.1,20,000/- (Rupees One Lakh and Twenty Thousand) only from the above named Purchaser as a full Consideration money on the .... day of July, in the year

Two Thousand and two (2002) .

Pay order no. 044966. dt. 24/8/2002. drawn on Standard Chartered Bank, N.S. Road, Kottai.

for Rs. 120,000/-.

WITNESSES:

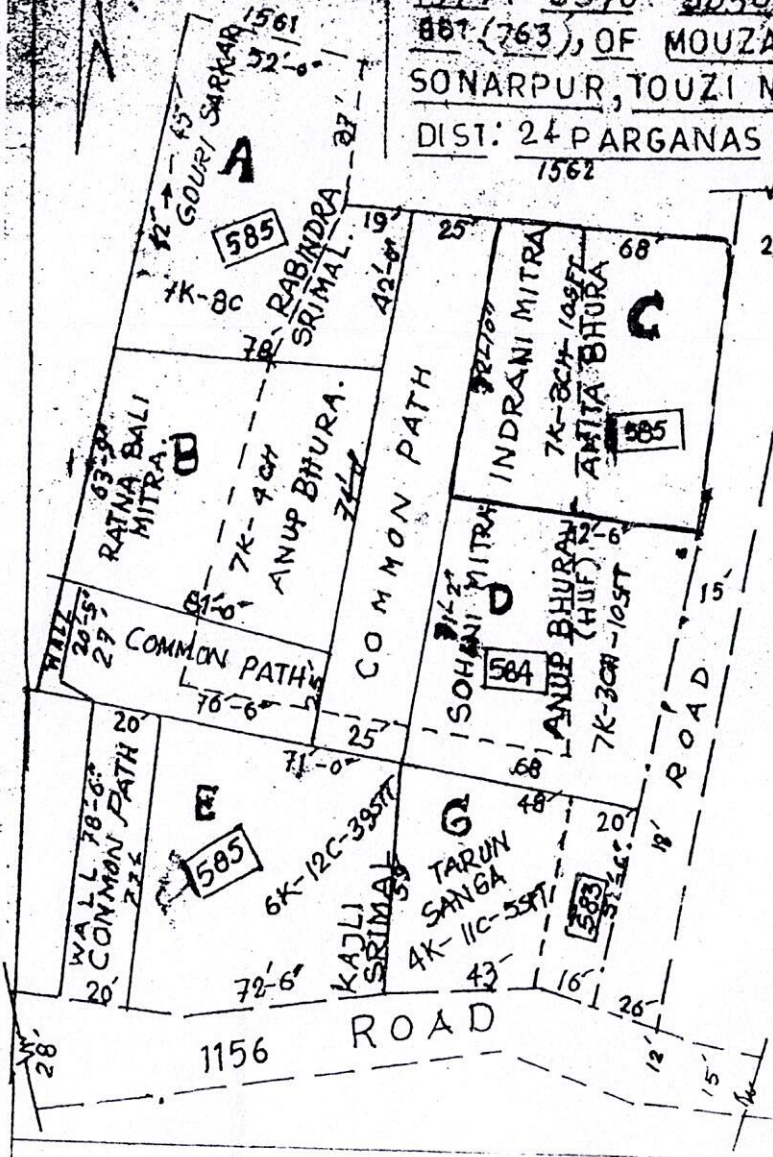
1. Jox. K. Chander Sh.  
Ad.

2. SANIR Ghosh  
POD Tani  
Vill. Tani  
Dist. 24 Parganas  
WB

Indranil K. Ghosh  
Signature of the V E N D O R



SITE PLAN SHOWING LAND FOR SALE (BORDER BY RED  
DOTTED LINE) WITH IN PART OF B.B. PLOTS 583, 582, 584, 585  
4474 + 0576 5050 OUT OF 1.39 ACRES, WITH IN KHA. NO.  
887 (763), OF MOUZA RANCHANDRAPUR, J.L. NO. 50, P. S.  
SONARPUR, TOUZI NO. 114, R.S. NO. 228, PARGANA MAGURA,  
DIST. 24 PARGANAS (SOUTH). SCALE: 40=1".



REFERENCES.				
R.S. OR C.S. PLOTS SHOWN---				
LAND FOR SALE:--				
SYMBOL	AREA	SATAK	OUT OF	PLOTS
A	1.39 AC	1239	1.39 AC	585
B	1.39 AC	1239	1.39 AC	584
C	1.39 AC	1239	1.39 AC	585
D	1.39 AC	1239	1.39 AC	584
E	1.39 AC	1239	1.39 AC	585
F	1.39 AC	1239	1.39 AC	584
G	1.39 AC	1239	1.39 AC	585

SIG. OF VENDORS

Indrani Mitra.

DRAWN BY

B.K. Bhowmik

12/7/02

FI R. S. NO. 50

ENVELOPE, PLOT

LICENCE No. 458