

1544 — I — 1338 2000



M/S D. P. Construction
Dr. Jomanda Saha & Co.
 Partner

M/S D. P. Construction
Shivraj Kumar Kohli
 Partner

2/2/93

23 + 55

2210-
400-

2610

Daul + R.P. Arshad

A 209
no 55
no 35

300

REGISTRAR
CALCUTTA
2.2.93

THIS DEED OF SALE made this 2nd day of February, One Thousand Nine Hundred and Ninety Three, BETWEEN

Contd. to Page 2/-

2000

2000

18703
P. K. Mansel Adv.
11A Vansittart Row
Cal-1

1/2/93

2000
500
100
10

2610



1-20/93

2/2/93

REGISTERED ASSURANCE
CALCUTTA

Receipt
Shyamal Kumar Sengupta
8th Lane Stanton Sengupta
of Gopulla Mangal Kamdhari
Purba Para, Insur Bazar
Calcutta - 84.

~~Shyamal Kumar Sengupta~~
1-20/93
Shyamal Kumar Sengupta
The East.

Receipt
P. K. Mansel
Advocate
City Civil Court
Calcutta

REGISTERED ASSURANCE
CALCUTTA

2/2/93

Shyamal Kumar Sengupta
Identified by
Mansel
(P.K. Mansel)
Advocate
City Civil Court, Calcutta
02/02/93

500Rs.



- : 2 : -

M/S D. P. Construction

Jamanda Saha Sen

Partner

M/S D. P. Consti

Dhiman Kumar Kaha

Partner

Shri SHYAMAL KUMAR SENGUPTA, son of Late Shanti
Moy Sengupta, by occupation ^{Service} business, by religion
Hindu, residing at "Prasulla Menzil", Kamdhari.

Contd. to Page ... 3/-

18703
P. K. Mandal Adv.
1/1A - Vansittart Row
Cal - 1

1/2/93

28

2000
500
100
10

2610



Me

REGISTRAR OF ASSURANCES
CALCUTTA

100Rs.



- : 3 :-

Purba Para, Police Station Regent Park, Calcutta-700084,
-- (hereinafter called 'the VENDOR') of the ONE PART

- A N D -

Shri BISWAJIT SINHA ROY, son of Shri Sudhindra Chandra
Sinha Roy, by occupation service, by religion Hindu, by

Contd. to Page ... 4/-

M/S D. P. Construction

Sumendra Sethi Sr

Partner

M/S D. P. Construction

Dhiman Kumar Saha

Partner

18703

P. V. Mandal Adli
1/1A - vanejyuni
col-1

nd

112193

2000/-

500/-

100/-

10/-

2610/-



[Signature]

SECRETARY
BANGALORE

10Rs.



-: 4 :-

caste Kayastha, residing at 'Profulla Manzil', Kamdshhari, Purba Para, Police Station Regent Park, Calcutta-700084, (hereinafter called the 'PURCHASER) of the OTHER PART.

Contd. to Page ... 5/-

M/S D. P. Construction
Shrawan
Partner

M/S D. P. Construction
Dhiman Kumar Das
Partner

18703

P. K. Mandal Adv

~~11/A Vansittart Row~~

~~Calcutta~~

Collector

~~1/19/95~~

cal

2000/- @
 500/-
 1000/-
 100/-

 2610/-



P. K. Mandal

REGISTRAR OF COMPANIES
 CALCUTTA

WHEREAS by a Registered Deed of Purchase since registered in Book No.1, Volume No.99, Pages 1 to 4, being Deed No.5482 for the Year 1951, one Shanti Moy Sengupta (since deceased), the lamented father of the Vendor herein acquired absolute sixteen annas right, title and interest to a -demarcated piece or parcel of homestead land measuring more or less three -Khatas and twelve chittaks, curved out of prime land comprising R.S.Dag No.858, G.S. Khatian No.294, R.S. Khatian No.514, J.L. No.49, Touxi No.14, Pargana Magura, Mouza Kandbahari, Sub-Registry Alipur, Police Station formerly Tollygune, (now Regent Park), District - 24-Parganas (South) - the deed having been registered at the Office of the Sub-Registrar at Alipur, and

WHEREAS by a subsequent Deed of Purchase since registered in Book No.1, Volume No.15, at Pages 82 to 85, being Deed No.492 for the Year 1953, the Shanti Moy Sengupta (since deceased) purchased the piece or parcel of the adjacent land measuring an area of 8'0" earmarked as Common Private passage from the contiguous owner Smt. Nirupama Sen and which such common private passage became the connecting link bordering the eastern boundary of the said demarcated land on the south leading from Boral Road, the land now comprising holding No.236/42 at Purba Para Kandhari (formerly within Andaman Municipality, now Ward No. 111 (Calcutta Municipal Corporation);

-And-

WHEREAS the said Shanti Moy Sengupta (since deceased) constructed a two storeyed dwelling house structure upon the said land measuring more or less three Khatas and twelve chittaks now comprising Municipal Holding No. 236/42 Purba Para, Kandbahari, now Ward No. 111 (Calcutta Municipal Corporation);

-And-

Whereas the said Shanti Moy Sengupta having died intestate on the 25th day of May, 1981, the entire right, title and interest of the said Municipal Holding No.236/42, Purba Para, Kandbahari, Ward No. 111, Calcutta -Municipal Corporation devolved, by operation of the law of succession

M/S D. P. Construction
 M/S R. P. Construction
 M/S D. P. Construction
 M/S R. P. Construction
 Partner
 Partner
 Partner
 Partner

Signature of the Vendor



[Handwritten Signature]
REGISTRAR OF ASSURANCES,
CALCUTTA.

his widow (1) Sm. Bijoya Sengupta, two adult sons, viz., (2) Shyamal Kumar Sengupta & (3) Kamal Kumar Sengupta, and three daughters (all married), (4) viz., Sm. Kumkum Dasgupta, (5) Sm. Nandini Roy, and (6) Sm. Gitanjali Dasgupta in one-sixth share each;

-AND-

Whereas by a registered deed of gift since registered in Book No.1, being Deed No.5003 for the Year 1985 at the Office of the Sub Registrar at Alipur the said three daughters (all married) of the deceased Shanti Moy Sengupta, namely Sm. Kumkum Dasgupta, Sm. Nandini Roy, and Sm. Gitanjali Dasgupta, out of their free consent and volition gifted their combined right, title and interest to the extent of 3/6th share in favour of the two brothers, namely Sarvashri Shyamal Kumar Sengupta & Kamal Kumar Sengupta, in equal proportion;

-AND-

WHEREAS by a mutual Deed of Partition executed by and between the said two sons of late Shanti Moy Sengupta, viz., (1) Shyamal Kumar Sengupta, and (2) Kamal Kumar Sengupta, on the one part and their mother Sm. Bijoya Sengupta (the widow of the deceased Shanti Moy Sengupta) on the other part amicably partitioned the said dwelling house structure for convenient user and enjoyment into three separate lots in absolute severalty by metes and bounds as hereinafter described as Lot No. 'A', Lot No. 'B' and Lot No. 'C' as shown in the annexed Plan or Map to the said Bengali Deed of mutual Partition, since registered in Book No.1, Volume No.118, Pages 529 to 538 being Deed No.6836 for the year 1985;

-AND-

WHEREAS the Vendor is, in terms of the said Deed of Mutual Partition being Deed No.6836 for the year 1985, became the absolute sixteen annas owner of the said Lot - "A" of the Bengali Deed of Partition and is now lawfully seized and possessed of, or is otherwise well and sufficiently entitled to the dwelling-unit particularly delineated as LOT - 'A' in absolute severalty as specifically shown in the Partition Plan annexed to this deed and described in the Schedule hereunder written as its absolute owner, free from all or any encumbrances whatsoever which is fully mentioned and described in

Shyamal Kumar Sengupta

M/S D. P. Construction
Srinandan Sengupta
Partner

M/S D. P. Constn.
Shivan Kumar Das
Partner



REGISTRAR OF ASSURANCES
CALCUTTA.

the schedule hereunder written and hereinafter referred to as the said property.

W H E R E A S the 'Vendor' agreed with the 'Purchaser' for the absolute sale to him of the property on terms thereunder for the price of Rs.20,000/- (Rupees Twenty Thousand Only) NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rupees Twenty Thousand only paid by the 'Purchaser' to the 'Vendor' simultaneously with the execution of these presents (the receipt whereof the 'Vendor' hereby admits and acknowledges and of and from the same release and discharge the 'Purchaser' and the said property the said Shyamal Kumar Sengupta as beneficial owner do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said BISWAJIT SINHA ROY free from encumbrances. ALL THAT dwelling unit comprised in Partition Plan to the in LOT - "A" as particularly delineated and shown in the Registered Deed of mutual partition (in Bengali) being Deed No:6256 for the year 1985, commonly called or known as Municipal Holding No. 236/48; Landabhari, Furba Para (now Ward No. 111/3, Calcutta Municipal Corporation) situate at together with the land or ground whereupon or on part whereof the same is erected and built and bounded on the North - by the building and house of Bhagan Chha; on the South by S^U Private Common Passage and thereafter, house of Batabar; on the East by the land comprising 'B' & 'D' Plots and on the West by the house of Sa. Niranjan Sen, containing land by measurement One Khata Five Chittaka, be the same little more or less, more particularly delineated and coloured in green border in the map or plan hereto annexed TOGETHER with all buildings, trees, fences, hedges, ditches, ways, waters, watercourses, lights, liberties, privileges, easements and appurtenances whatsoever to the said dwelling house or premises belonging or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto.

AND all the estate, right, title, interest, claim and demand whatsoever of the 'Vendor' into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD OWN and possess the same unto and to the use of the 'Purchaser', his heirs, executors, administrators, assigns absolutely and for ever together with title deeds, writings, muniments and other evidences of title, AND THE 'VENDOR' do hereby covenant with the 'Purchaser', his heirs,

Signed for and by

Contd. to Page 8/2

M/S D. P. Construction
Sumantra Saha Sr
 Partner

M/S D. P. Construction
Dhiman Kumar Das
 Partner



He
REGISTRAR OF ASSURANCES
CALCUTTA

executors, administrators, assigns and representatives, that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary the 'Vendor' is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the 'Vendor' has full power and absolute authority to sell the said property in manner aforesaid. AND the 'Purchaser' shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the 'Vendor' or any person claiming through or under him. AND further that the 'Vendor', his heirs, executors, administrators or assigns, covenant with the 'Purchaser', his heirs, executors, administrators and assigns to save harmless, indemnify and keep indemnified the 'Purchaser', his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. And the 'Vendor' his heirs, administrators or assigns further covenant that he or they shall at the request and costs of the 'Purchaser', his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
BEING THE DWELLING-HOUSE UNIT COMPRISING LOT - "A"
OF THE PARTITION PLAN ANNEXED TO THIS DEED, BORDERED
IN GREEN COLOUR FOR IDENTIFICATION

District 24-Parganas (South), Sub-Registry Alipur, Pargana Nagura, Touzi No.14, formerly Police Station Tollygunge, presently Regent Park, Mouze Kamdhahari, J.L.No.49, G.S. Khatian No.294, R.S. Khatian No.514, Dag No.858, together with easement rights on the 8'0" wide Common Passage on the Southern side, the land containing an area of one Khata and Five Chittaks with the brick-built dwelling unit thereupon and all structures standing thereunto of Holding No.236/42, Purba Para, Kamdhahari, now within Ward No. 111, Calcutta Municipal Corporation) -

- butted and bounded - On the North - By House of Khagen China
On the South - By the 8'0" wide common private passage and thereafter house of Natabar;
On the East - By land forming Plot 'B' & 'D'
On the West - By the house of Sm.Nirupama Sen.

Shyamal K. Senapati

M/S D. P. Construction
Pranendra Sekhan Das
Partner

M/S D. P. Construction
Dhiman Kumar Das
Partner



AGENT

He
INSURANCE

CALCUTTA

IN WITNESS WHEREOF the 'Vendor' has hereunto set and subscribed his hand and signature by the day, month and year first above written.

Signed and delivered at Calcutta.

In the presence of

WITNESSES

Snyamal Kr Sen Gupta

VENDOR

1. Gita Sen Gupta
Home wife
282/D/1 H.S.C. Bose Road
Cal-47.
2. Abhijit Majumdar
Business
2/1 Central Park
Calcutta - 700 032

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchaser the said sum of Rs.20,000/- (Rupees Twenty Thousand Only) being the full amount of consideration as per memorandum below:

By Cash in denomination of Rs. 100/- Currency Notes - 200 NOS. Total Rs. 20,000/- (Rupees Twenty Thousand only)

Snyamal Kr Sen Gupta

VENDOR

Witnesses:

1. Gita Sen Gupta
Home wife
282/D/1 H.S.C. Bose Road
Cal-47.
2. Abhijit Majumdar
Business
2/1 Central Park
Calcutta - 700 032

M/S D. P. Construction
Pranab Kumar Das
Partner

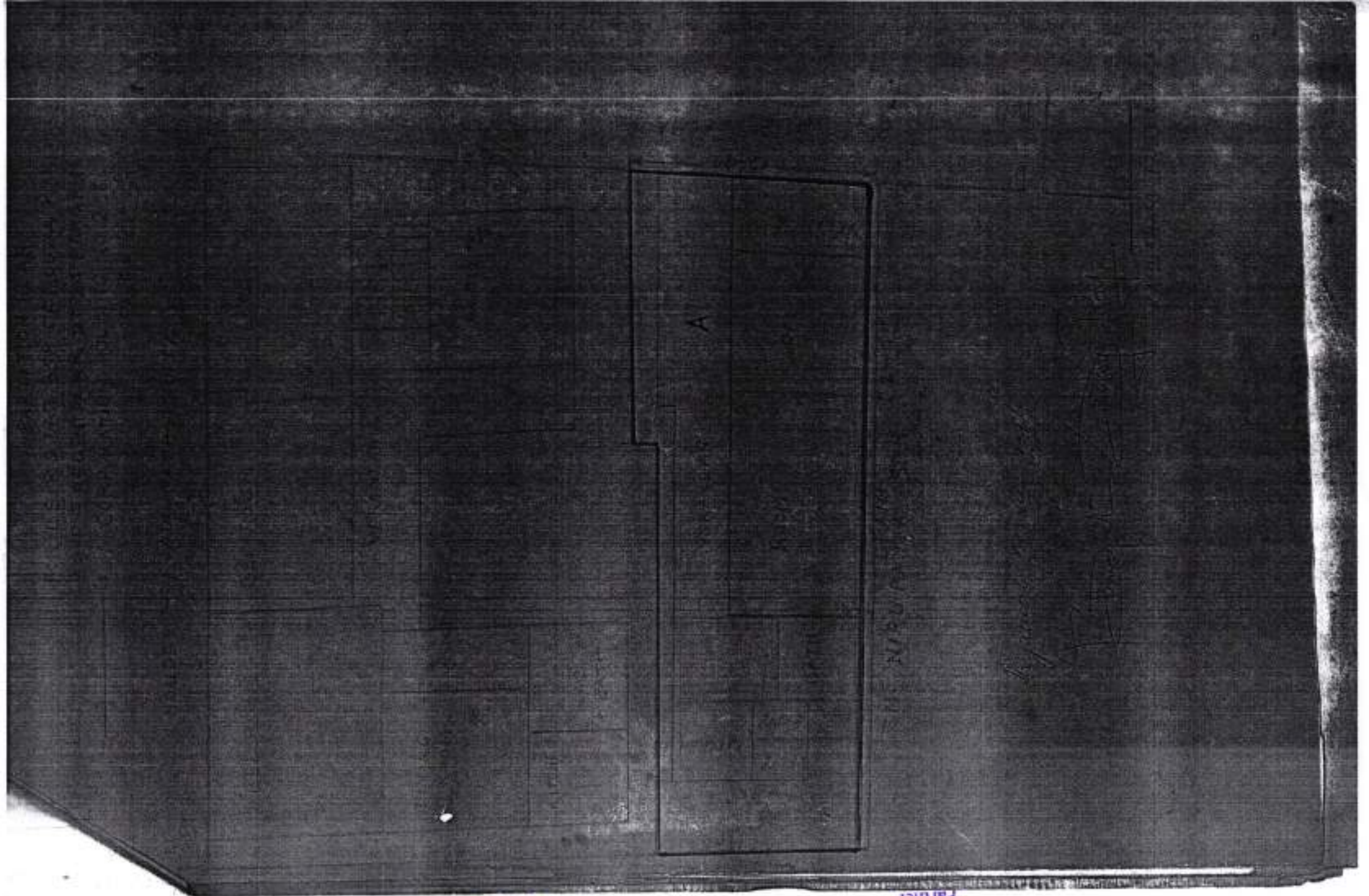
M/S D. P. Construction
Dhiman Kumar Das
Partner



No
REGISTRAR OF COMPANIES
CALCUTTA

M/S D. R. Construction
Sandeep Sakhra
Partner

M/S D. R. Construction
Dilip Kumar Jena
Partner





Me
REGISTRAR OF ASSURANCES
CALCUTTA

Dimanapun 1206

Pinnaea Septem Dec

Sept

I 1338

179 - 194
1338
1993

DATED THE DAY OF FEBRUARY, 1993

✓
M-3



REGISTRAR OF ASSURANCES
CALCUTTA

DEED OF SALE

317/193

PARTY

SHYAMAL KUMAR SENGUPTA ... VENDOR

- A N D -

BISWAJIT SINGH ROY ... PURCHASER



REGISTRAR OF ASSURANCES
CALCUTTA

DEED PREPARED BY
P. K. Mondal, LL.B., Advocate,
Room No. 4, Mezzanine Floor,
1/1A, Vansittart Row,
CALCUTTA - 700 001