

P 2339

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2208



8-30
P.M.
19/11/20

Valid under Regs. Rule 21 duly stamped
under the Indian Stamp Act, 1899 as amended
by Act-HI of 1922 and Section 2
Calcutta Improvement Act 1911 Schedule
Stamp duty paid under the Indian Stamp Act 1899
as amended in 1961 Rs. 240/-
Additional duty paid under the Calcutta
Improvement Act 1911 Rs. 240/-

U/S 2 (2) of the 77 & Prevention of Money Laundering Act 1998
valued at Rs. 1461/-
Marked at Rs. 1461/-
deficit stamp duty of Rs. 1461/- payable

District Sub-Registrar, II
South 24-Parganas Alipore

THIS DEED OF SALE made this the 7th day of

April Two Thousand (2000) B E T W E E N

SMT. UMA RANI GANGULY, wife of Shri Nalini Ranjan Ganguly, by Religion - Hindu, by Occupation Housewife, residing at present at P-316, Vidya

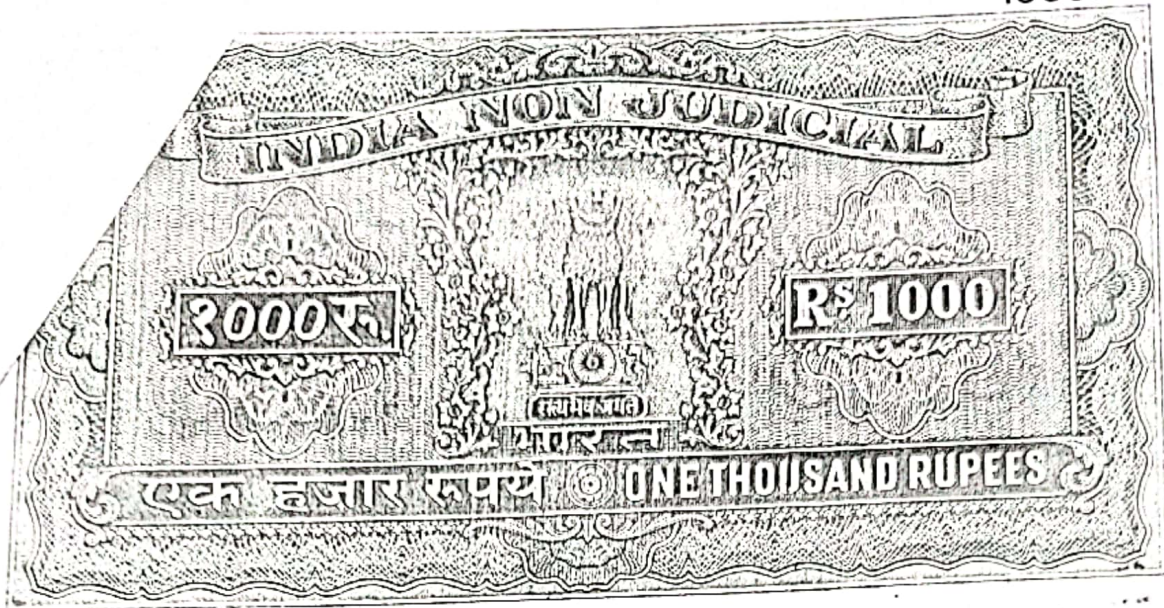
Sagar Sarani, Police Station - Thakurpukur, Calcutta 700 008, hereinafter called and referred to as the

VENDOR (which term or expression shall unless

Certified that the deficit Stamp duty Rs. 1461/- has been realised from the Vendor of I. S. Act and the Instrument is duly Stamped by Draft/Canadian
No. 906222 Dated 05/11/20

District Sub-Registrar, II
South 24-Parganas Alipore
9.5.20

1000Rs.



-- 2 :-

excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the
' ONE PART ' :

A N D.

SHRI ASHOK CHAKRAVORTY, son of Late Sudhir Chandra Chakravorty, by Religion - Hindu, by Occupation

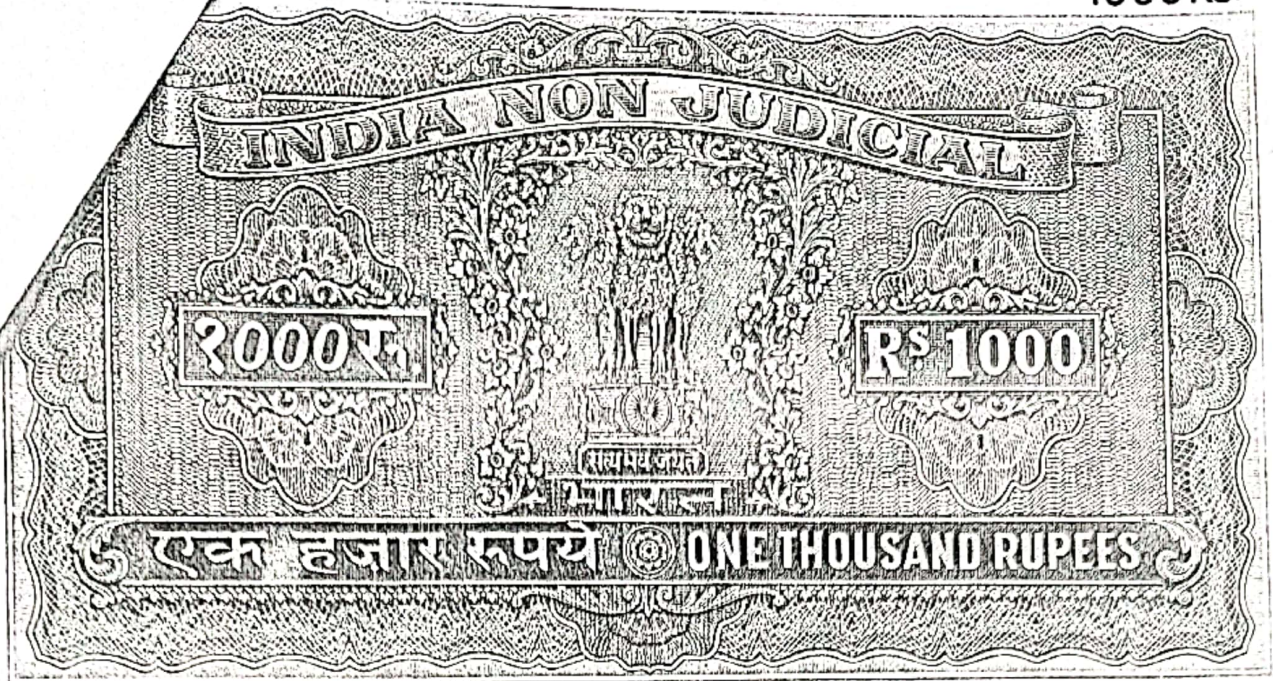
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-: 3 :-

Service, residing at Village - Bishnupur, P.O.
 Rasulpur, Police Station - Rasulpur, District :
 Burdwan, hereinafter called and referred to as the
 ' PURCHASER ' (which term or expression shall
 unless excluded by or repugnant to the context be
 deemed to mean and include his heirs, executors,
 administrators, legal representatives and assigns)
 of the ' OTHER PART ' :

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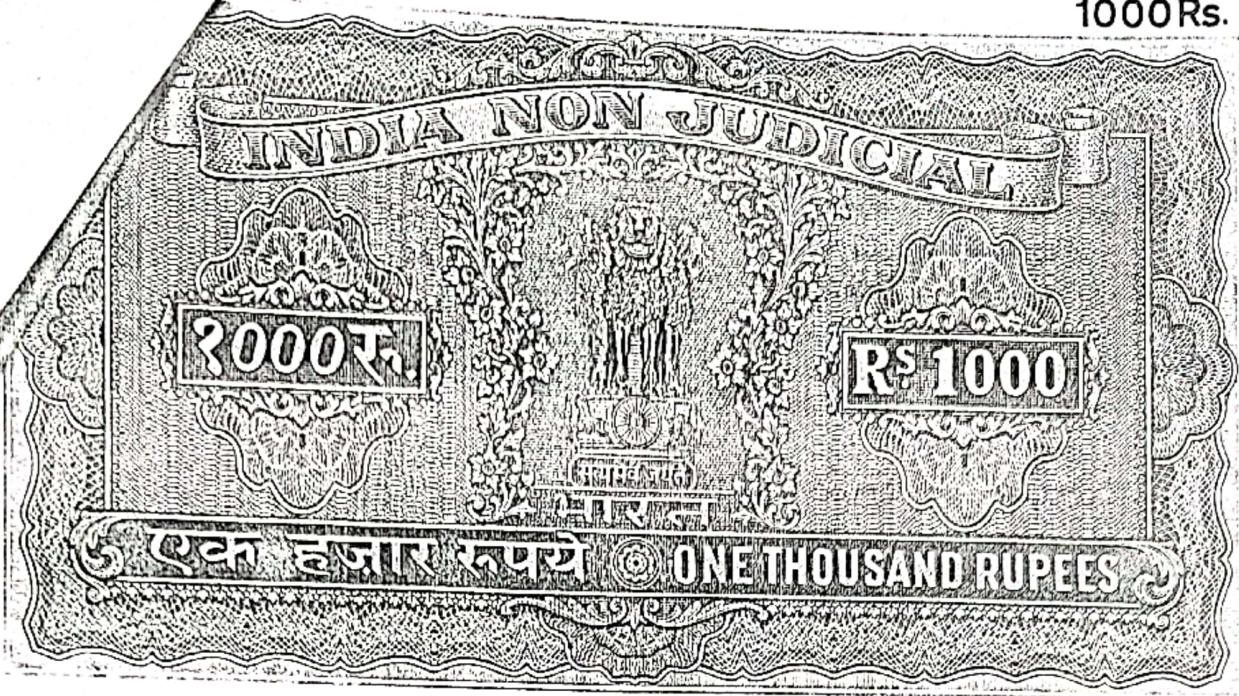
-: 4 :-

WHEREAS all that land measuring 34 Decimals in Dag No. 288, under Khatian No. 1270, Mouza Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 235, Police Station - Behala, District : 24 Parganas belonged to one Amulya Charan Das.

AND WHEREAS said Amulya Charan Das sold out of his said Bagan Land measuring 34 Decimals in Dag

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1000Rs.



-: 5 :-

No. 288, under Khatian No. 1270, Mouza - Furba
Barisha Police Station - Behala, District :
South Twenty four Farganas unto Rabindra Nath Ganguly
by a Bengali Kobala dated 18.5.1945 which was
registered in the Office of S.R.O. at Behala and
recorded in Book No. I, Volume No. 29, Being
No. 1411 for the year 1945.

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AND WHEREAS as there was some mistakes in the Dag No. of the property conveyed by that Deed a Deed of Rectification to rectify the dag number was duly executed and registered by said Amulya Charan Das which was registered in the Office at S.R. Behala and recorded in Book No.I, Volume No.15, Pages 299 to 300 being Deed No.1467 for the year 1945.

AND WHEREAS said Rabindra Nath Ganguly out of his purchased property sold by two separate Deeds total demarcated piece of land measuring 4,5 Cottahs in Dag No.288 under Khatian No.1270, Mouza Purba Barisha unto the Dilip Kumar Baidya and Nirmal Kumar Dutta.

AND WHEREAS said Rabindra Nath Ganguly by a Deed of Sale registered in the Office of S.R.O. at Behala being Deed No. 886, Book No.I for the year 1945 sold and conveyed the balance land measuring 16 Cottahs in Dag No.288, under Khatian No. 1270 Mouza Purba Barisha unto Umarani Ganguly, the Vendor herein.

AND WHEREAS the Vendor duly mutated her name in the records of the South Suburban Municipality after that in the Calcutta Municipal Corporation and it was finally recorded as Municipal Premises No.9, Vidya Sagar Sarani, within the limits of Ward No. 123 of the Calcutta Municipal Corporation.

AND WHEREAS the Vendor constructed a pucca building on a part of the said land and she is in peaceful possession and enjoyment of the same by paying municipal taxes regularly.

AND WHEREAS the Vendor has contracted with the Purchaser for absolute sale to him a demarcated piece of Bagan Land

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-: 7 :-

measuring 3 Cottahs lying and situated in portion of Municipal Premises No. 9, Vidya Sagar Sarani, Police Station - Thakurpukur, Calcutta - 700 008 at or for the price of Rs. 2,70,000.00 (Rupees Two Lakhs Seventy Thousand) only free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of the said sum of Rs. 2,70,000.00 (Rupees Two Lakhs Seventy Thousand) only paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt of which sum the Vendor doth hereby admit and acknowledge and of and from the payment of the same forever discharge, exonerate the Purchaser and also the said property) she the Vendor doth hereby sell, convey, grant, transfer, assign and assure unto the Purchaser free from all encumbrances and any defects in the title ALL THAT Bagan Land measuring 3 Cottahs 0 Chittak 0 Square Feet lying and situate in portion of Municipal Premises No. 9, Vidya Sagar Sarani appertaining to Dag No. 288, under Khatian No. 1270, Mouza - Purba Barisha, Police Station Thakurpukur, District : South 24 Parganas within the limits of Ward No. 123 of the Calcutta Municipal Corporation fully described in the Schedule hereunder written and delineated within ' RED ' Border Lines in the Plan annexed hereto hereinafter referred to as the

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'SAID PROPERTY' OR HOWSOEVER OTHERWISE the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, known described or distinguished TOGETHER WITH all hedges, water, water courses and benefits and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part usually held, enjoyed, used or occupied or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or remainders, rents, issues and profits thereof and of every part thereof together with further more all the estate, right, title, inheritance, use, trust, property claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property or every part thereof AND all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said property or any part thereof and which now are or hereafter shall or may be in the custody of the vendor or any persons from ^{^ WHOSE ^} she may procure the same without any action or suit at law or in equity of the Vendor TO ^{^ ENJOY ^} ENTER INTO HAVE HOLD OWN POSSESS AND the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with her rights members and appertenances unto and to the use of the Purchaser forever freed and discharged from or

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-1.9 :-

otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances claim, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor do hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendor or any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary she the Vendor had at all material times heretofore and now has good right full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or 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 peaceably and quietly enter into hold own, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbance, claim, or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for her or from or under any of her predecessors or ancestors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the vendor well and sufficient saved, indemnified of from and against all and all manne:

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of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of her ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the 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 her the Vendor shall from time to time and at all times hereafter at the request costs of the Purchaser 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 according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against loss, damages, costs, charges and expenses if any suffered by reason of any defect in title of the Vendor or any breach of the covenants hereinunder contained. AND the Vendor shall produce the original title deed/s (which is kept in custody of the Vendor) to the Purchaser as whenever required by the Purchaser.

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: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT Bagan Land measuring 3 (three) Cottahs 0 (zero) Chittaks ~~and~~ and 0 (zero) Square Feet be the same a little more or less lying and situate at portion of Municipal Premises No. 9, Vidya Sagar Sarani, Police Station - Thakurpukur, Calcutta - 700 008, appertaining to Dag No. 288, under Khatian No. 1270, Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 235, within the limits of Ward No. 123 of the Calcutta Municipal Corporation, A.D.S.R. Behala, District South 24 Parganas and delineated within ' RED ' Border Lines in the map or plan annexed hereto and is used for horticultural purpose and it is butted and bounded in the following manner :-

ON THE NORTH : By Vendor's Land ;

ON THE SOUTH : By Land and House of P. Mitra ;

ON THE EAST : By Land and House of Mr. Nandi. and ;

ON THE WEST : By 12'-0" Wide Common Passage ;

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-: 12 :-

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand on the day, month and year first above written.

SIGNED AND DELIVERED

By the Vendor at Calcutta

In the presence of :-

1. Purna Chakravorty.
P-316 Vidyasagar Sarani.
Cal-8.

SIGNATURE OF THE VENDOR.

2. Dipendra Nath Ghosh.
47A, M.H. Street,
Cal-26

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 2,70,000.00 (Rupees Two Lakhs Seventy Thousand) only being the full consideration money as per memo below :-

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-: 13 :-

-: MEMO OF CONSIDERATION :-

By Cash in R.B.I. Notes on different dates .. Rs.2,70,000

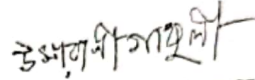
Rs.2,70,000
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(RUPEES TWO LAKHS SEVENTY THOUSAND ONLY)

Witnesses :-

1. Purna Chakravorty.

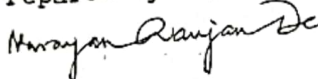
2. Dipendra Nath Ghosh.


SIGNATURE OF THE VENDOR.

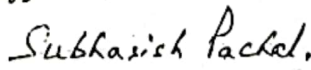
Read over and explained by me
in Bengali,

Atanu Burman

Prepared by me,


Advocate,
Alipore Police Court,
Calcutta - 700 027.

Typed by me,


(Subhasish Pachal)
Alipore Police Court,
Calcutta - 700 027.
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District Sub-Registrar
Alwar, Rajasthan

7/12/2020



District Sub-Registrar
Alwar, Rajasthan
13-7-2020

Book No. 1
Volume No. 56
Pages 395 to 312
Being No. 2228
For the year 18. 2020

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DATED THIS THE 7th DAY OF APRIL, 20.....
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DEED OF CONVEYANCE.

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BETWEEN.

SMT. UMA RANI GANGULY.

A N.D. VENDOR.

SHRI ASHOK CHAKRAVORTY.

.... PURCHASER.

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-: PREPARED BY :-
MR. NARAYAN RANJAN DE, ADVOCATE,
ALIPORE POLICE COURT, CALCUTTA-27.
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IN OF SRI LASHMI CHAMPAVATI, A, P. NO. 1234
 NO. - 1234, NICOTA - PURGA, P. NO. 1234
 NO. - 1234, TOUKI - 1234, P. NO. - THAKURTHUR, DIST. - 1234 (S)
 PORTION OF P. NO. 1234, VINDYASAGAR, S. A. NO. 1234
 NO. - 1234, UNDER CALCUTTA MUNICIPAL CORPORATION (S. A. NO. 1234)

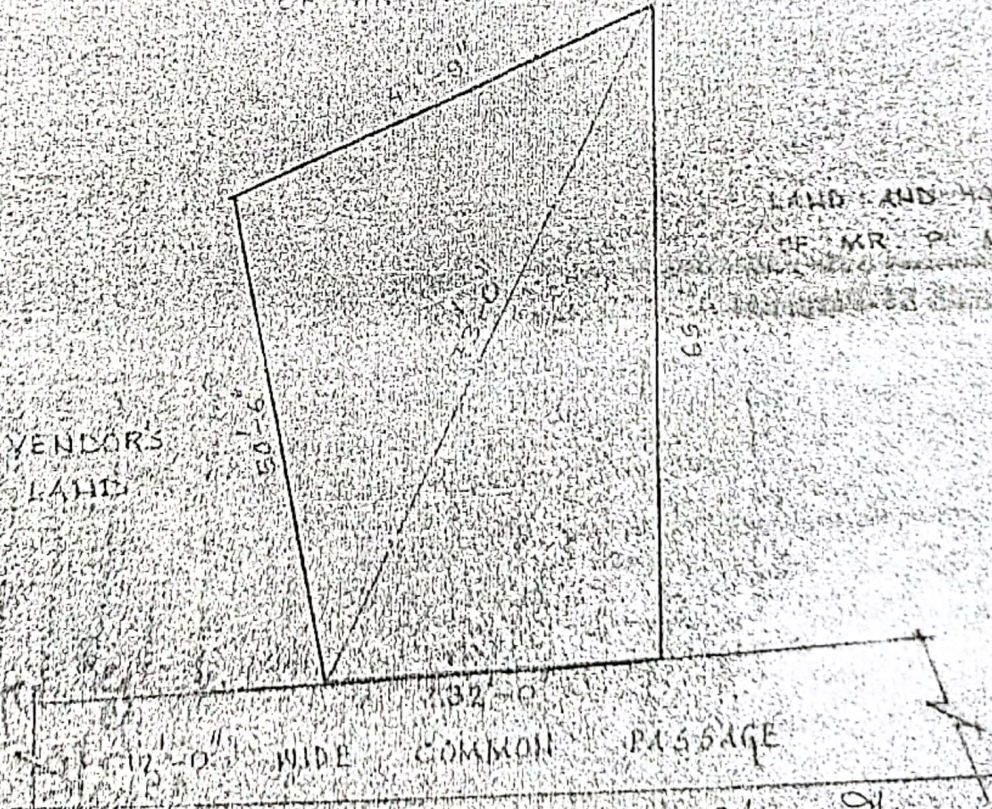
AREA OF LAND 31.00 CH. 0.35 CH.
 (SHOWN IN RED BORDER)



LAND AND HOUSE
 OF MR. NAHAI

LAND AND HOUSE
 OF MR. P. LITRA

VENDORS
 LAND



উদ্ভূত মালিক -

DRAWN BY
 J. K. S. S. S.



Division Sub-Registrar
Office 14: Pampanga Alameda

7/14/2000

Division Sub-Registrar
Office 14: Pampanga Alameda
13-7-2000

replan posted in 17
Book No. 1 56
Volume No. 240
Pages 2208
Being No. 2000
for the year 19...