

P-4412

1. 748



NOT ONLY STAMPED AS PER
MARKET VALUE, BUT ALSO
AS PER VALUE OF PROPERTY
BENEFITING BY THE SALE.

Declaration and copy of
R. S. documents is filed as
proof of agricultural nature.

00CC 744825

A. D. S. 31/3/1999
140) of L.S. Act of 1997

Ajay K. Jha of 44B Simla Road
2/3/99
11/03/12
325757

12.60.000/-
12.60.000/-
63,010
23,110
39,900
2/3/99

MAR 1999

DEED OF ABSOLUTE SALE

VALUED AT RS. 3,50,000/-
MARKETABLE PRICE AT RS. 4,62,000/- ONLY.
(RUPEES FOUR LACS SIXTY TWO THOUSANDS).

THIS DEED OF ABSOLUTE SALE made this the 8th day
of August, 1997, B E T W E E N SMT. ANIMA SEAL, wife

of Late Ranjit Kumar Seal, by faith- Hindu, by
occupation- business, and House wife, and (2) SRI
ARJIT SEAL son of Late Ranjit Kumar Seal,

by faith Hindu, by occupation- Service all are at
present residing at E/E- 5/1, Jyangra- kalitala,
P.O. Jyangra, P.S. Rajarhat, in the district of
North 24-Parganas, hereinafter referred to as the VENDORS

Contd..P/2.

3 MAR 1999
K. S. S.

Serial No. 13286A
 Sold to Sri Ajay Kr. Gupta
 of 44B, Simla Rd.

Calcutta Collectorate,
 Treasury
 Date... 19...
1.8.97

Cat-6
 Treasurer



10 20000
 30 3000
 10 100
 10 10

23/11/97
 P.M./A.M. on the 8th day of
 Aug 1997 for the Additional
 District Sub-Registrar Office Barasat
 North 24 Parganas
 the Private residence of
 Animesh Seal

অনিমেষ সীল

থাক

Additional District Sub-Registrar
 Barasat (North) 24 Parganas
 8/8/97

- ① Animesh Seal
 upto Lt Ranjit kr Seal.
- ② Anujit Seal
 upto Ranjit kr Seal
 of E/E 5/1 Jyangra
 Kalitala, P.S. Rajarhat
 N. 24 P. Hinda
 H/H + Service

অনিমেষ সীল



5407



Anujit Seal.
 5408

অনিমেষ সীল

Swapan Mandal
 No. W/O. Sub-Registrar
 of Barasat, Dist North 24 Parganas
 of Caste - Hindu / Muslim
 & Professions - Service / Business
 (Signature/Stamp) 8/8/97

Additional District Sub-Registrar
 Barasat (North) 24 Parganas
 8/8/97



(2)

(which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART :

A N D

(1) SRI AJOY KUMAR GUHA , (2) SRI ASHOKE KUMAR GUHA ,
 (3) SRI ASHIT KUMAR GUHA and (4) SRI ALOK KUMAR GUHA ,

all sons of Late Sachindra Nath Guha, all by faith-
 Hindu, all by occupation- business, all are at
 present residing at 44B, Simla Road, Calcutta- 700 006,

Contd..P/3.

Serial No. 13286A
 Sold Sri. Ajoy Kr. Guha
 of 44B, Simla Rd.
Calcutta
 Calcutta Collectorate,
 Treasury
 Date... 1.8.97 19...
at-6
 Treasurer

1c 20000
 3c 3000
 1c 100
 1c 10
23110



Additional District and Sessions Judge
 Calcutta (North) 24-Paraganas
8897



(3)

hereinafter referred to as the PURCHASERS (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART :

A N D

WHEREAS one Panchanan Mondal and Habul Chandra Mondal were the absolute owners of the property in respect of the land of District North 24-Parganas, P.S. & A.D.S.R. Office at Barasat, Touzi No. 146,

P/4.

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Serial No. 13286A
Sold to Sri Ajay K. Guha
of 44B, Simla Rd.

Calcutta Collectorate,
Treasury

Cal-6

Date 18-9-97

Treasurer

1c	20000
3c	3000
1c	100
1c	10
	23110



District Sub-Registrar
Calcutta (North) 24-Parganas

9893

20000

Serial No. 13286A

Sold to Sri Ajay K. Guha

of 44B, Simla Rd

Calcutta Collectorate,
Treasury

Date... 19...
1.8.97

SV
Treasurer

1c	20000
3c	3000
1c	100
1c	10
	23110



District Sub-Registrar
North 24 Parganas
7/8/97



(4)

J.L. No. 45, R.S. No. 132, in Mouja- Doharia, Pargana - Anowarpur, R.S. Khatian No. 186, corresponding to R.S. Day No. 593, and were possessing the same without any interruption from any corner whatsoever as the owners of the same. And thereafter said Panchanan Mondal died leaving behind his sons viz- Sambhunath Mondal, Biswanath Mondal, and Bhola Nath Mondal and wife Smt. Karuna Bala Mondal.

True & Co.
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WHEREAS after the death of said Panchanan Mondal his sons and wife inherited the entire property of

Contd..P/S.

Serial No. 13286A

Sold Sri Ajay Kr. Gupta

of 44B, Simla Rd.

Cal-6

Calcutta Collectorate,
Treas.ry

Date... 18. 97

Treasurer

10	20000
30	30000
10	1000
10	100

23100



National District Sub-Registrar
Calcutta (North) 24 Parganas

818/97



(5)

Panchanan Mondal according to Hindu Succession Act-1956 .

AND WHEREAS said Habul Chandra Mondal also died ,
and after the death of said Habul Chandra Mondal, his
sons viz.- Gopal Chandra Mondal, Ganesh Chandra Mondal
and Kartick Chandra Mondal and wife Smt. Pramila Bala
Mondal jointly inherited the entire property of
deceased Habul Chandra Mondal according to Hindu
Succession Act, 1956.

AND WHEREAS Sambhu Nath Mondal, Biswanath Mondal
and Bhola Nath Mondal recorded their names at the time

Contd..P/6.

Serial No. 13286A

Sold to Sri Ajay Kr. Gupta

of 44B, Simla Rd.

Calcutta Collectorate,
Treasury

Date 10.8.97

Treasurer

1c	20 000
3c	3 000
1c	1 000
1c	100
	23100



Additional District Sub-Registry
Barasat (North) 24 Parganas
10/8/97



(6)

of R.S. Operation as the absolute Owners of the property measuring an area 59 decimals of land, sali in nature in Khatian No. 186, and was seizing and possessing the same without any interruption from any corner whatsoever jointly with the heirs of deceased Habul Chandra Mondal and partitioned the said property along with the other properties by way of a Deed of Partition on 2.5.1964 being No. 3429 and Registered at D.R. Office at Barasat and the said Sambhu Nath Mondal acquired his respective share by virtue of said Deed of Partition as the 6th part of the same and was seizing and possessing the same

*Inspected
by J.D.*

Contd..P/7.

Serial No. 13286A
 Sold to Sri Ajay K.R. Guha
 of 44B, Simla Rd.
Cal-6
 Calcutta Collectorate,
 Treasury
 Date 1.8.97 1997
 J. J. J.
 Treasurer

10	20000
30000	30000
10	1000
10	100
	23100



Additional District Sub-Registrar
 Beraset (North) 24 Parganas
 88197

(7)

without any interruption from any corner whatsoever as the Owner of the same and was paying the rents and taxes before the Competent Authority in respect of the said property .

AND WHEREAS the Vendor No. 1- Smt. Anima Seal purchased a piece of land measuring an area 7(seven) Cottahs more or less in Scheme plot No. "A" from Sri Sambhu Nath Mondal by way of a Deed of Absolute sale on 26.3.93 which has been recorded in book No. I, volume No. 170, pages from 48 to 59, Being No. 4380 for the year 1993 and the Vendor No. 2- Sri Abhijit Seal also purchased a piece of land measuring an area 5(five) Cottahs more or less in scheme plot No. "B" from Sri Sambhu Nath Mondal by way of a Deed of Absolute sale on 26.3.93 which has been duly recorded in book No. I, Volume No. 170, Pages from 60 to 70, Being No. 4381, for the year 1993 and registered at the office of Assurances at Calcutta in respect of the land of District North 24-Parganas, P.S. & A.D.S.R. Office at Barasat in Pargana- Anowarpur, in Mouja. Doharia, Touzi No. 146, J.L.No. 45, R.S. No. 132, Khatian No. 186, corresponding to Dag No. 593, measuring an area total- 12(twelve) Cottahs more or less.

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WHEREAS the Vendors are seizing and possessing the land as the absolute owners, mutating the names before

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Additional District Sub-Registrar
Barasat (North) 24-Parganas
8/8/97

(8)

the Competent Authority of Madhyamgram Municipality, in Ward No. 15, being Holding Nos. 4078 and 4079 respectively and declare that the property is free from all sorts of encumbrances whatsoever, nor acquisitioned or requisitioned by any authority and not a subject matter of any kind of allignment not pending before the competent court of law, not charges or liens whatsoever.

WHEREAS due to badly requirement of money the Vendor desire to sell the land measuring an area 12(twelve) Cottahs more or less attached the blue prints with the documents marked " R E D " at a total consideration of Rs. 3,50,000/- (Rupees three lacs fifty thousand) only and the purchasers also agreed to purchase the same as the highest consideration money to the tune of Rs. 3,50,000/- only and considering the aspects the Vendors of these presents take Rs. 3,50,000/- only from the Purchasers as the total consideration money and execute a Deed of Absolute Sale in favour of the Purchasers and declare it is free from all sorts of encumbrances, attachments, charges or liens and lispensens and other claim or claims and demand or demands whatsoever.

Thurman
del.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement between the Vendors and Purchasers referred to above and in consideration of the said sum of Rs. 3,50,000/- (Rupees three lacs fifty thousand) only paid by the Purchasers to the Vendors this day the receipt



Additional District Sub-Registrar
Kasrat (North) 24-Parganna
8/8/97

(9)

of which the said vendors doth hereby as well as by them receipt hereunder written, admit and acknowledged and of and from the same and every part thereof, the Vendors doth hereby grant, convey, unto release and discharge the said Purchasers, their heirs, executors, administrators, legal representatives and assigns the said land for ever, the land within the limit of Barasat Police Station and within the District of North 24-Parganas more particularly and specifically described in the schedule hereunder written and delineated in the Sketch Map or Plan hereto annexed and therein Bordered with " R E D " or HOWSOEVER the said " SALT " at present Bastu in nature land or plot now is or heretofore was or situated tenanted bounded called known numbered described or distinguished togetherwith full and free right and liberty for the Purchasers, their heirs, agents, visitors and all person authorised by the Purchasers from time to time with the use and enjoyment of the said land or plot or any part thereof to go pass and repass along with common passage marked in the Map or Plan annexed hereto and also full and free right and liberty for the Purchasers, their heirs and successors to draw, lay carry, construct all water connection pipes, sewars, drains outlate and all other connections of every manner including electric, Telephone, T.V., Antenna as may be deemed

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Additional District Sub-Registrar
Barasat (North) 24-Parganas

9/8/97

(10)

necessary by the Purchasers for best use and enjoyment of the said land or plot togetherwith all pits, areas, sewars, drains, ways, pathways, passages, water courses, lights, air advantages appendages and appurtenance whatsoever belonging to the said land and plot and the reversion or reversions remainder or reminders and TO HAVE AND TO HOLD the said land or plot hereby granted, transferred, sold, conveyed and confirmed expressed or intended to be unto and to the use of the said Purchasers, their heirs, executors, administrators, legal representatives and assigns for ever.

THAT for all times to come the Vendors shall with the request and cost of the PURCHASERS their heirs, legal representatives, executors and administrators and assigns do or execute or cause to be done all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the PURCHASERS to the said property and if there be any defect in title of the VENDORS to the said property, they shall/ will be liable to compensate the Purchasers for any loss if suffered by them A N D the Purchasers may get their names mutated in the Govt. Seristha and/or in the Assessment of Register as Assess of the concerned Municipality and /or Municipal Assessment Register paying all rents and taxes to the proper authority concern.

Contd..P/11.

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Additional District Sub-Registrar
Barasat (North) 24-Parganas

9/8/97

(11)

SCHEDULE OF THE PROPERTY
REFERRED TO ABOVE

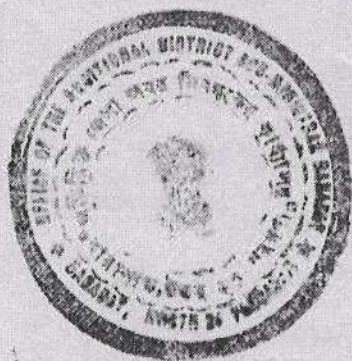
ALL THAT PIECE AND PARCEL of Revenue paying land, Sali in nature, measuring an area 12(twelve) Cottahs more or less in respect of the land of District North 24-Parganas, P.S. & A.D.S.R. Office at Barasat, Touzi No. 146, J.L.No.45, R.S. No. 132, in Mouza- Doharia, Pargana- Anowarpur, R.S. Khatian No. 186, corresponding to R.S. Dag No. 593 (five hundred ninety three) being Holding Nos. 4078, & 4079 respectively, Ward No. 15, within the jurisdiction of Madhyamgram Municipality under North 24-Parganas District collectorate on behalf of the Govt. of West Bengal in coloured " R E D " in the Map or blue prints attached to the documents and the said blue prints would be treated as the Part of the document.

BUTTED AND BOUNDED BY :-

On the North : R.S. Dag No. 652
On the South : R.S. Dag No. 593(Part)
On the East : 12' ft. wide common passage.
On the West : R.S. Dag No. 558.

[Signature]
IN WITNESSES WHEREOF the Vendors hereto set and subscribed their hands and seal after knowing the contents of this Deed of Absolute Sale taking the entire consideration money in present of the attesting witnesses with good physique and sound mind without the intervention from any corner the day, month and year first above written.

Contd..P/12.



Additional District Sub-Registrar
Barasat (North) 24-Parganas

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(12)

WITNESSES :-

1. স্বাক্ষর-মাস
(মাস-মাস-মাস-মাস),
2. মাস-মাস-মাস
২৭/১০/৭৭

অসিট সই

অসিট সই
(SIGNATURE OF THE VENDORS)

MEMO OF CONSIDERATION

RECEIVED Rs. 3,50,000/- (Rupees Three lacs fifty thousand) only. DRAFT NO. 003604, Rs 2,20,000-00
NO-003605, Rs- 80,000-00
SIGNED, SEALED AND DELIVERED & অসিট সই Bank
Gowdara Branch Cal-6
dated 1/8/97 and in Cash
Rs. 8 50000/-
Total 3,50,000/- only.
(Rupees Three lacs fifty thousand only)

WITNESSES :-

1. স্বাক্ষর-মাস
(মাস-মাস-মাস-মাস),
মাস-মাস-মাস
2. ২৭/১০/৭৭

অসিট সই
(SIGNATURE OF THE VENDORS)

Draft prepared, readover
& explained to the
Executants by me.

A. T. M. Modasser Hossain

Advocate.
A. T. M. Modasser Hossain,
Advocate Barasat Court,

Regd. No. - 495 / 1973
Typed by :-

অসিট সই
২৭/১০/৭৭



Additional District Sub-Registrar
Saranai (North) 24-Parganas
8/8/97



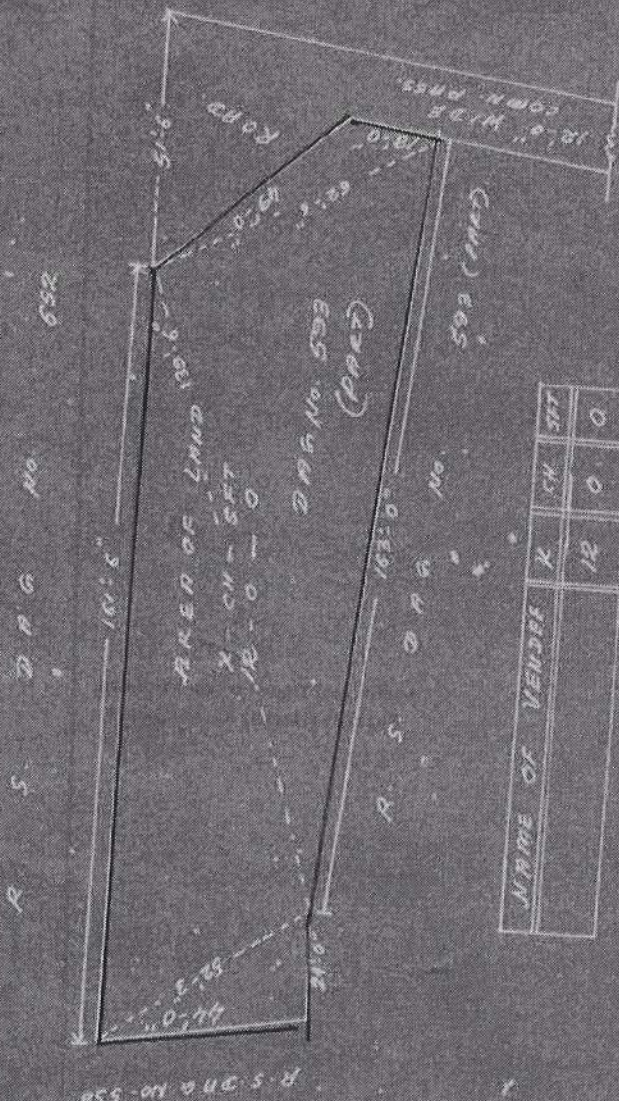
Additional District Sub-Registrar
Saranai (North) 24-Parganas

3/3/99

Serial No. 14
Volume No. 203
Page No. 749
2/16
Date Recd. 12/2/99

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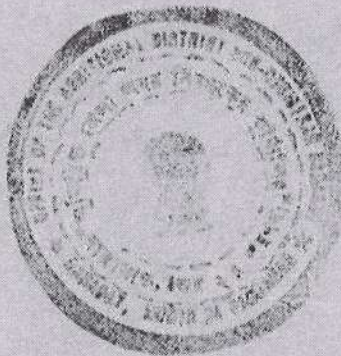
A SITE PLAN OF MOHAR JONARIA
 T.L. No. 15, P.S. No. 132, 133, 134, 135
 D.D. No. 553 (P.D.) P.S. CHANDI, B.L. No. 10
 UNDER MUMBAI MUNICIPALITY



NAME OF VENDOR	K	CH	WT
	12	0	0

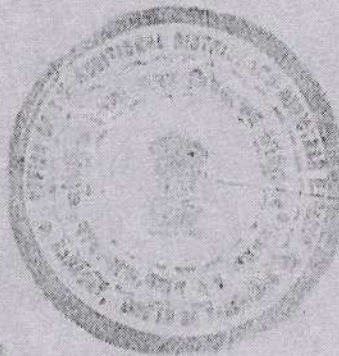
Drawn by
 M. S. S. S.
 S. S. S. S.
 S. S. S. S.

Original
 Attached
 5/8 20/20/20



Additional District Sub-Registrar
Barasat (North) 24 Parganas

8/8/97



Form No. 1
Volume No. 25
Page No. 25
Date of 1/9/97
By the Registrar 1009

Additional District Sub-Registrar
Barasat (North) 24 Parganas

3/3/97



A SITE PLAN OF PROPOSED DRAINAGE
ILLINOIS R.S. No. 138, 139, 140, 141, 142
DRAINAGE DISTRICT NO. 533 (PARTIAL)
UNDER ILLINOIS MUNICIPALITY

Scale 38'-1"

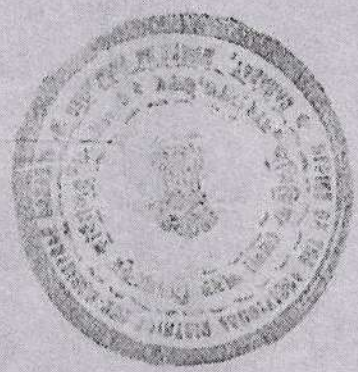


NAME OF VENDOR	K	CU	SY
	12	0	0

Witnessed by
Notary Public
Illinois, 1999

Witnessed by
Notary Public
Illinois, 1999

1. 10/10/1947
 2. 10/10/1947
 3. 10/10/1947
 4. 10/10/1947
 5. 10/10/1947
 6. 10/10/1947
 7. 10/10/1947
 8. 10/10/1947
 9. 10/10/1947
 10. 10/10/1947



10/10/1947
 Additional District Sub-Registrar
 Barasat (North) 24-Parganas

10/10/1947
 Additional District Sub-Registrar
 Barasat (North) 24-Parganas

