



Stamp under the India Stamp Act, 1899 as amended by Act III of 1922 and Section 81 of the Customs Improvement Act, 1911 Schedule

IA No 23
 Stamp Duty Paid under the Indian Stamp Act, 1899 as amended by Act III of 1922 and Section 81 of the Customs Improvement Act, 1911 Schedule
 Amount of 1922 Rs. 276/-
 Additional duty paid under the Calcutta Improvement Act 1911
 Rs. 120/-
 Rs. 396/-

A 55/-

H 28/-

MD 4/-
 87/-

Notary Public, Kanchipuram
 No. 14, Pargana

THIS DEED OF SALE is made this the .5/17. 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 Ion Kasba, Calcutta- 700 075 for and on behalf of alias Pratima Gangopadhyay SMT. PERMITA GANGOPADHYAY wife of Sri Simal Ranjan Gangopadhyay, by religion Hindu, by occupation Housewife resident of 106/F, Janiens Road, P.O. Liluah, Police Station Liluah, District Howrah. as her true and

1139

200.00

18-8-56

Bandana Khatkhatdyng

15, Mayfair Rd.

DATE

Jan 87

BANK OF INDIA



11-30 A.M. on the 15th day of Jan 1957 at the Sub-Registrar's Office Alipore, 24 Parganas by 10/- Nirmal Kanti Chowdhury, Son of Sudhindra Mohan Chowdhury of P. S. Kasba Calcutta 75 by Caste Hindu by Profession Servant

11-45 A.M. on the 15th day of Jan 1957 at the Sub-Registrar's Office Alipore, 24 Parganas by 10/- Nirmal Kanti Chowdhury, Son of Sudhindra Mohan Chowdhury of P. S. Kasba Calcutta 75 by Caste Hindu by Profession Servant

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Sub-Registrar's Office
Alipore, 24 Parganas

5/1/87

Nirmal Kanti Chowdhury



11/5

Nirmal Kanti Chowdhury
for self and as constituted
attorney for Mrs. Permita
Ranguly.

Baron was.

Nirmal Kanti Chowdhury
Son of Sudhindra Mohan
Chowdhury of P. S. Kasba
Calcutta 75
by Caste Hindu by Profession
Servant

(2) Nirmal Kanti Chowdhury
Son / Wife / Daughter of
of P. S. Kasba Calcutta
Thana Kasba
District 24 Parganas Calcutta 75
by Caste / Hindu / Muslim
by profession Servant as
constituted attorney
Permita Ranguly is
admitted to him

Baron was.

11-45 A.M. on the 15th day of Jan 1957 at the Sub-Registrar's Office Alipore, 24 Parganas by 10/- Nirmal Kanti Chowdhury, Son of Sudhindra Mohan Chowdhury of P. S. Kasba Calcutta 75 by Caste Hindu by Profession Servant

5/1/87



-: 2 :-

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

AND

Smt. BANDANA NUKHOPADHYAY, wife of Bimal Kumar Mukhopadhyay by religion Hindu, by occupation Housewife, residing at 15, Mayfare Road, Police Station- Karaya, Calcutta- 700 019 hereinafter called the "PURCHASER" (which terms of expression shall always mean and include her heirs, executors, administrators, representatives and assigns) of the OTHER PART;

WHEREAS the shall land measuring more or less one (1) Bigha lying and situated at Mouja Nayabad J.L. No.25 under Khatias No. 89, Dag No.137, R.S.No.3, Touzi No.56 within Garia Anchal Panchayet now within the limit of the Calcutta Municipal Corporation, Police Station Kasba in the District of 24-Parganas (now South 24-Parganas) purchased alias Pratima Gangopadhyay by the present owner Smt. Permita Gangopadhyay/ wife of Sri Bimal Ranjan Gangopadhyay, resident of 106/7, Janiens Road, P.O. & P.S. Liluah, District Howrah by virtue of registered



-:4:-

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 salil land bearing plot No.38 shown in the plan annexed herewith measuring an area of 3(three) cottahs 8(eight) chittaks of 'shali' land to the intending purchaser at a consideration of Rs. 6,000/- (Rupees six thousand only) which is accepted granted and agreed by the Purchaser to this Indenture;

contd/p-5.



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AND WHEREAS the present Purchaser to this Indenture agreed to purchase the 'shali' land measuring more or less 3 cottahs 8 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. 38 which is shown and delineated in the Map or plan annexed herewith and marked with Red bordered for or at the price of Rs. 6,000/- (Rupees six 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. 6,000/- (Rupees six 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 'sali' land measuring 3 cottahs 8 chittaks together with 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 herewithor HOWSOEVER OTHERWISE the said land hereditaments and premises or any part thereof now are or at any time heretofore were or was situated outted and



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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 from the Vendor or in trust for the Vendor and further the Purchaser is entitled to have his

... contd/p-7



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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 appuertenances 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.

...contd/p-8

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3(three) cottahs ~~8~~(eight) 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 with in the Calcutta Municipal Corporation under the Police Station Kasba in the District of 24-Parganas(now known as District South 24-Parganas) being plan plot No.38 used as 'shali' land along with all easement attached thereto marked with Red Bordere d shown in the annexed map or plan to this Indenture butted and bounded in the manner as follows:-

ON THE NORTH Plan Plot No. 39;

ON THE SOUTH Plan Plot No. 37;

ON THE EAST : 30' ft. wide Road;

ON THE WEST : Vacant Land

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

IN WITNESSES WHEREOF the Vendor hereunto on behalf of the owner set and subscribed his hand and seal this day

.... contd/p-9

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month the year first above written.

SIGNED SEALED AND

DELIVERED IN THE

PRESENCE OF

WITNESSES

1. Jagannath Bore
78, Garta main Road
Cal-45

2. Ram On 8th
Raj Krishna Palgane
Cal-45

Nirmal Kanti Chowdhury

(Signature of the Vendor)

For and on behalf of the

owner Srimati Permita Gangopadhyay
alias Pratima Gangopadhyay
/ as her true, lawful and constituted
attorney:

contd/ 10.



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-:: 3 ::-

sale deed bearing No. 1775 dated 16.4.1980 and the same was entered in Book No. 1, Volume No. 62 Pages 161 to 165 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 sali 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 soldout one bigha of sali land to the present owner Smt. ^{alias Smt. Pratima Gangopadhyay} Permita Gangopadhyay/by virtue of registered sale deed mentioned above and handover khas possession of the said

