



Stamp duty note No. 11
This stamp is stamped under the India
Stamp Act, 1859 as amended by
Act III of 1922 and Section 81
of the Central Improvement
Act, 1911 Schedule.

IA No. 23
Stamp duty paid and
Indian 276/-
Additional duty paid 120/-
Balotte 396/-

5/127-17
20/11

Stamp duty registered
Amount 20/-

A 55/-

H 28/-

MD) 41/-
87/-

THIS DEED OF SALE is made this the 5/11/ day

of January One thousand nine hundred eighty seven,
BETWEEN SRI NIMAL KANTI CHOWDHURY, son of Late
Sudhendra Mohan Chowdhury, by faith Hindu, by occupation
Service, residing at 10, Rajkrishna Paul Lane, Police
Station 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

75 RS.



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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;

— A N D —

Smt. BANDANA MUKHOPADHYAY, 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 shali land measuring more or less one (1) Bigha lying and situated at Mouja Nayabadi J.L. No.29 under Khatia 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/F, Janiens Road, P.O. & P.S. Liluah, District Howrah by virtue of registered



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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 well-wisher 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 sali 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;

10RS.



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AND WHEREAS the present Purchaser to this Indenture agreed to purchase the 'sali' 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 Bag 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 togetherwith 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 herewith or HOWSOEVER OTHERWISE the said land hereditaments and premises or any part thereof now are or at any time heretofore were or was situated situated 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 here- ditaments 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 given a 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



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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 appurtenances 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.

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3(three) cottahs 6(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 th e year first above written.

SIGNED SEALED AND

DELIVERED IN THE

PRESENCE OF

WITNESSES

1. Jagannath Boses
#3, Jagatamain Road
Cal-45

2. ~~Suru Ghosh~~
Raikrishna Be Lane
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.



5/11/87



1937
U.S. GOVERNMENT
PRINTING OFFICE

Dept. of the Treasury
Book No. 145
Volume No. 145
Pages 156
Being No. 156
in the Year 1937

1937

75 RS.



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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

NAME OF MOZAIC VILLAGE 25. DUL ME 56
 KUTIAK NO 12. ME 31 DAS NO 137. P. S. KASHI D
 SCALE 6000.

SOLO AREA SURVEYED IN R.F.D. □
 AREA OF LAND

KH. CH. SFT

P - 35 x 3 - 6 - 0 -
 P - 36 x 3 - 6 - 0 -
 P - 37 x 3 - 6 - 0 -
 P - 38 x 3 - 6 - 0 -
 P - 39 x 5 - 2 - 0 -
 TOTAL LAND 19 KH. 2 - 0 - 0 -



Nimal Kanti Khasi

Plot - 39