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3000Rs.



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THIS INDENTURE OF SALE made this 28th day of March One Thousand Nine Hundred and Eighty five BETWEEN GOPAL GOBINDA ROY alias GOPAL GOBINDA KHANRA son of late Radha Kanta Khanra by faith Hindu by occupation Service residing at No. 8A, Bhairab Mukherjee Lane, P.S. Maniktolla, Calcutta, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, administrators

15806
To Mr. Arun Kant Roy
At 8A Bhawan, Wallingford Lane
Calcutta

Calcutta Collectorate,

Treasury

22/3/85

30/12

30/12

Presented for registration at the Registration Office on the 29th Dec 1984 by

Gopal Gobinda Roy
The content

Gopal Gobinda Roy



33/9

Gopal Gobinda Roy

Jasoda Nandan Kabir
Late Surendra Nath Kabir
12, Paul St. Cal-4
State Govt. Servant (Retd)

Gopal Gobinda
Roy 1/10 Late
Rooka Kante
Khawra of 8A
Bhairab Mallick
Lane Calcutta
Hind
Servant

Jasoda Nandan
Kabir 1/10 Late
Shankar Nath
Kabir of 12
Paul St. Cal-4
Hind
State Govt. Servant

2.3.85



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-2-

representatives and assigns) Of the ONE PART

-And-

MADHU SUDAN ROY alias Madhu Sudan Khanra and MRINAL KANTI ROY alias Mrinal Kanti Khanra both sons of late Radha Kanta Khanra by faith Hindu by occupation service and residing at No. 8A, Bhairab Mukherjee Road, P.S. Manicktolla, Calcutta (called the "PURCHASER") (which expression shall unless excluded by or repugnant to the context be deemed to exclude their heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS the Vendor and the Purchasers having become joint owners of premises No. 8A, Bhairab Mukherjee Lane, P.S. Manicktolla, Calcutta, more fully described and delineated in the Schedule hereunder written to extent of one third share respectively by a Registered Deed of Sale between

-3-

Serial No. 1580 G
Sold to. Mirisal Kamb-Ray
Of. S.A. Bhairab Christopher Lee
Collectorate,
Treasury.
22/10/87

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Registered of Assurances
Calcutta

between Biswanath Biswas and others, and Gopal Gobinda Khanra, Madhusudan Khanra and Mrinal Kanti Khanra dated 3rd June, 1957 which was duly registered in the office of the Sub-Registrar Sealdah vide Book No. I, Volume No. 21, Pages 145-149, Being No. 1102 for the year 1957 and the consideration money was paid by their father late Radha Kanta Khanra and in possession of the property as aforesaid jointly since their purchase AND WHEREAS the Vendor by a mutual and consented oral Family Settlement as agreed upon among his co-sharers owned and possessed one-third specified portion of right, title and interest in the said premises No. 8A, Bhairab Mukherjee Lane, P.S. Manicktolla, Calcutta more fully described and delineated in the Schedule hereunder written and since then he has been enjoying his said one-third specified portion of the said property as owner thereof with sixteen annas right, title and interest without any hindrance, objection or interference from any person whomsoever.

AND WHEREAS the VENDOR being in need of money for some other purposes expressed his willingness to sell out his said specified one third share to his brothers being the co-sharers, now the purchasers And the Purchasers have agreed to purchase the Vendor's said one third specified portion of the said premises No. 8A, Bhairab Mukherjee Lane, P.S. Manicktolla, Calcutta fully described in the Schedule hereto free from all encumbrances at or for a price of Rs. 30,000/- (Rupees thirty thousand only) for sale NOW THIS DEED WITNESSETH that in consideration of payment of Rs. 30,000/-

(Rupees thirty thousand only) the lawful current money of India well and truly paid by the purchasers to the said Vendor(the receipt hereof the said Vendor hereby acknowledges) in equal share of Rs. 15,000/- each and also in consideration of the covenants hereinafter contained, the Vendor do hereby conveys, transfers and assigns unto the purchasers, their heirs, executors, administrators and assigns free from all encumbrances ALL THAT ONE THIRD specified portion of the said premises containing brick built messuage tenements, hereditaments and dwelling house being premises No. 8A, Bhairab Mukherjee Lane, within the Municipal limits of the town of Calcutta and described in the Schedule hereto AND ALL THE Right, Title, Interest, property, claim and demand whatsoever of the Vendor into or upon the said premises thereof TO HAVE AND TO HOLD one third specified share in the premises hereof conveyed unto the Purchasers, their heirs, executors, administrators and assigns that the Vendor now have good right and title to convey his entire interest in the said premises hereby conveyed unto the purchasers, their executors, administrators, representatives and assigns in manner aforesaid AND THE purchasers shall hereof peaceably held, use and enjoy the same absolutely as their own property without any hindrance, interruption, claim or demand by or from the Vendor or by any person or persons claiming from or under them AND that the Vendor and all persons claiming

under him shall and will from time to time, upon the request and at the cost of the purchasers their heirs, executors, representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said specified one third interest in the premises and every part thereof unto the purchasers their heirs, executors, representatives and assigns as shall or may be reasonably required AND the Vendor do hereby for himself his heirs, administrators or assigns, agreed to save harmless and keep indemnified the purchasers, their heirs, administrators and assigns from and against all charges and encumbrances created by him or by any one claiming from under or intrust for him IT IS FURTHER AGREED that the muniments of title which relates to the other properties of the Vendor as well as to the said one third share in the premises hereby conveyed shall be retained by the Vendor and the Vendor hereby enters into the usual covenant with the purchasers for production and furnishing copies of the same and when necessary at the cost of the Purchasers. It is also further agreed that the terms " THE VENDOR AND THE PURCHASERS herein used shall, unless inconsistent with the context include as well the heirs, executors, administrators, assigns of the respective parties as the parties themselves.

IN WITNESS WHEREOF the VENDOR abovesigned has heretofore signed and subscribed his hand and seals the day month and the year first above written.

Witnesses:

- 1) Jyotsna Neendran Kachari
12, Paul Street, Cal-4
- 2) Kshirad Pooval Math.
14, B. Uladanga Road Caly.

Gopal Gopinath Ray
VENDOR

Schedule...

Schedule of Property

All that one third specified share in piece and parcel of Revenue redeemed Lakhiraj land with partly one and partly two storied brick-built building and structures standing or part thereof containing an area of 6(six) cottas 3(three) chittacks and 30(thirty) Sq.ft. be the same a little more or less in Mouza Belgatchia, Police Station Manicktolla, Sub-Registration Sealdah in the District 24-Parganas and included in Holdings No. 104 and 105 Dihi Panchannagram Division 2, Sub-Division 9 at premises No. 8A, Bhairab Mukherjee Lane, within the Municipal limits of the town of Calcutta and butted and bounded in the manner following, that is to say:

On the North: Partly by Bhairab Mukherjee Lane
and partly by premises No.7, Bhairab
Mukherjee Lane.

On the East by: The land and passage belonging formerly
to the Eastern Bengal Railway (at present
Eastern Railway).

On the South by: A four feet common passage and

On the West by : 8 feet common passage.

Memo of consideration

Received from the within-named purchasers the sum of Rs.30,000/-
as consideration in the manner written below:
300 nos. 100 Rupee Note.

Typed by:

S. Karmakar

Witness:

1) Jasoda Nandan Khatu
12, Paul St. Caly

2) Kshirod Prasad Natter
14B, Ultadanga Road, Caly.

Gopal Gobinda Ray
VENDOR

Drafted & Prepared by me -

Hriday Kumar Basu
Advocate, Alipore

Police Court. Cal-27,

✓
Book No. 1
Volume No. 128
Pages 41 to 50
Being 4791
For the year 1985

PB 4791

34/12/85

copy verified

Dy. Asessor XXXIX
12/3/87



Registrar of Assurances
Calcutta
1/14/86.



Verified
By Assessor
13.3.87



Registrar of Assurances
Calcutta