



Notarisation under Rule 21 of the
a/s 6 (1) of W. B. & R. Act. 1931
Solely executed under the Indian Stamp
Act. 1899 subsequently amended
Schedule - A No. 23
Date Paid - 14-50

Declaration 1/15 27
of U. L. C. Act. 1974
Produced.

Signature of Notary
North 24 Parganas, District
14/2/92

A 1496/-
H 28/-
m 4/-
1528/-

THIS DEED of sale is made this 14th day of
February One Thousand Nine Hundred Ninety Two
between Sri Gubnes Chandra Das, son of Late Sudhir
Chandra Das by religion Hindu, By Occupation Business
residing at 123 (at present 187) Jessore Road,
P.O. Dum Dum, Calcutta-700 055, Dist. North 24 Parganas
hereinafter called the VENDOR which expression unless
excluded by or repugnant to the context shall always
be deemed to include his heirs, administrators,
executors, representatives and assigns of the ONE PART
AND SRI AMARNATH PATEL son of Sri Shyamji Patel by
religion Hindu by occupation Business residing at
123 (at present 187) Jessore Road, Calcutta-700 055.

Contd....P/2.

Moratu... P. L. L.

133 9-22-1911

1911



1911

16/5/11

Presented for Registration at
A. M. P. M. on the 14th
day of Feb 1912 of the
Beder Registration office General by
Sulhas Chandra Das
son of the deceased/Claimant

Sulhas Chandra Das

Sulhas Chandra Das
No. 187, - Ganga Rd.
Dist. - Cal - 55
By Ganga - Handwritten
By Postmaster - B...

Registered on 9/11
North 24 Parganas District
14/2/11



Sulhas Chandra Das
11/32

By Nani - Ganga Rd.
By Nani - Ganga Rd.
By Nani - Ganga Rd.
By Nani - Ganga Rd.
By Nani - Ganga Rd.
By Nani - Ganga Rd.
By Nani - Ganga Rd.
By Nani - Ganga Rd.

1911

Registered on 9/11
North 24 Parganas District
14/2/11



- 2 -

P.S. Dum Dum, Dist. North 24 Parganas hereinafter called the 'PURCHASER' which expression unless excluded by or repugnant to the context shall always be deemed to include his heirs, administrators, representatives, executors and assigns of the 'OTHER PART'.

WHEREAS one Sudhir Chandra Das was the absolute owner of lands consisting and measuring about 1.756 acres lying within Khatian No. 1102 in Mouze-Arisanepur, Sub-Registry : Cossipore, under South Dum Dum Municipality, P.S. Dum Dum, Dist. 24 Parganas And Whereas Sudhir Chandra Das died on

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Br
A

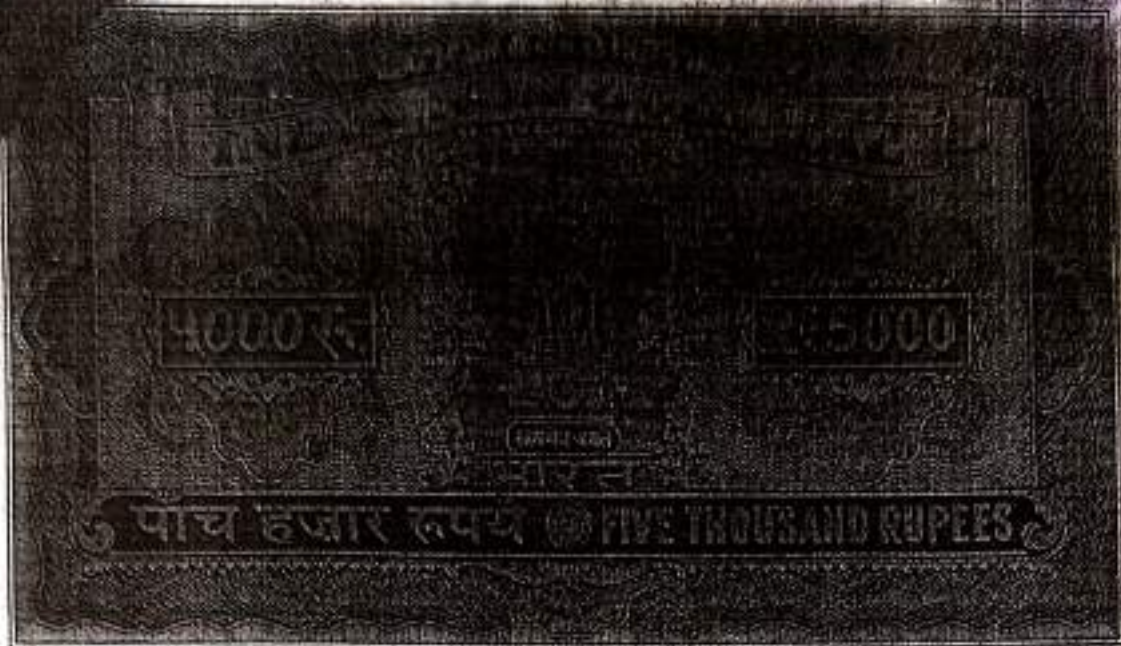
Berry 1
Crown 1
Hill 1
SOT
W
1992



Registered Apr 7 (2)
Birth 24 Mar 1900, Bayside

14/2/72

5000Rs



30th July 1986 leaving behind Sm. Charu Bala Das,
his widow, Sanil Chandra Das, Sushil Chandra Das,
Subodh Das, Subhas Chandra Das, Subal Das, his sons
and Maya Das, Chaya Das, and Lila Biswas, his daughters
AND WHEREAS Sm. Charu Bala Das as plaintiff instituted
Title Suit no 204 of 1984 in the Court of 2nd
Subordinate Judge at Alipore for partition against
Subal Chandra Das, Sanil Chandra Das, Sushil Chandra
Das, Subodh Chandra Das, Subhas Chandra Das (who were
sons) and Maya Das, Chaya Das, Lila Biswas (who were
daughters) AND WHEREAS the said partition suit was
finally decreed on compromise on 26th Nov., 1984

Contd....P/4.

15 16 17 18 19



 RECEIVED
 DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 NORTH DAKOTA
 JUL 24 1964
 JUL 24 1964
 JUL 24 1964



-: 4 :-

AND WHEREAS by decree dated 26.11.84 the lands situated at Bag No. 1469 and 1530 along with other lands within Khatian No. 1102 Mouza Krishnapur, P.S. Rajarhat, District 24 Parganas remained joint property of Sri Subal Chandra Das, Suchil Chandra Das, Subodh Chandra Das, Sunil Chandra Das and Subhas Chandra Das

AND WHEREAS

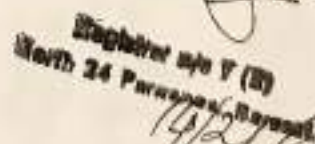
By partition Deed dated 12th November 1987, the aforesaid joint property was partitioned amongst the aforesaid persons.

Contd....P/5.

3
6
10
15

1200' —
1100' —
1000' —
900'
800'
700'

'6'50'





-: 5 :-

AND WHEREAS by the said partition deed dated 12th November, 1967 between the aforesaid persons lands under schedule of property along with other properties lying under schedule within Khatian No. 1102 in Mouza Krishnagar (at present Shyamnagar), P.S. Rajarhat (at present Dum Dum), District: 24 Parganas (at present North 24-Parganas) being portion of 123 Jessore Road, now 187 Jessore Road, Calcutta 55, P.S. Dum Dum, District North 24-Parganas were allotted to Sri Subhas Chandra Das, the VENDOR herein.

AND WHEREAS more or less 2340 Sq.ft. (3 Cottah 4 Chhattak) of land out with tin shed structure which is being

Contd....P/6.

No. 15774
 AD 15
 123 General
 Section Collector's Office
 28/1/91

15774
 123
 10819



Signature
 District Registrar
 North 24 Parganas, West Bengal



-: 6 :-

possessed and in occupation of Sri M.R. Patel alias
Neuji Ramji Patel since 1970 as a monthly tenant.

AND WHEREAS the said M.R. Patel is at present a tenant
under Sri Subhas Chandra Das, Vendor herein, since
12.11.87 in respect of the said lands say more/or less
2340 Sq.ft. along with other properties.

AND WHEREAS the vendor is absolutely seized and
possessed of all that piece and parcel of land measuring
about 3.25 Cottaks or more/or less 2340 Sq.ft. of land
aforesaid be the same and little more or less together
with structures, sheds lying and situate at 187 (old 123)
Jessore Road, at present 187/C, Jessore Road being part
of Plot No. 1530 and 1469 within Khatian No. 1102,
Kouza Krishnapur at present Shyamnagar, P.S. Rajarhat

Contd....P/7.

240-0074 ~~Pharad~~ ~~Cor~~ Ptel
 173 ~~James~~ ~~W~~ ~~Cor~~
 24-15 2 ~~...~~

35 157 W L
 65 11 W 1
 100 1 W 1
 207
 410
 161501



14/2/20



- 7 -

(at present Dum Dum), District: North 24 Parganas more particularly described in the Schedule hereto and hereafter referred to as the said property And Whereas the vendor entered into an agreement for sale of the land with structure thereon as fully mentioned in the schedule below on 4th May 1990 and the purchaser paid the vendor as per the said agreement a sum of Rs.5,000/= (Rupees Five thousand) only initially towards the price of the property of Rs.1,37,000/= (Rupees One lac thirtyseven thousand) only and thereafter the purchaser further paid a sum of Rs.50,000/= (Rupees Fifty thousand) only by a Cross Cheque No. 557227 on 12th Oct, 1990 on the Bank S.B.I., Branch Lake Town and the purchaser further paid a sum

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17/07/16
 123 Gessner Rd
 Pake
 Car
 22/5/2016

11/11/16
 1001
 10519



Registrar (North 24 Parganas)
 North 24 Parganas, District

[Handwritten signature]

of Rs. 82,000/= (Rupees Eightytwo thousand) only on
27.01.92 by crossed Cheque No. 667228 on the
Bank ~~State Bank of India~~ Branch *Lake-Town* thereby
paid the entire consideration money which the vendor
acknowledges to have the receipts.

AND WHEREAS ,

as per the initial agreement the offer and the
acceptance of offer is complete and this Indenture
witnesseth that _____ in pursuance
of the said agreement and in consideration of the sum
of Rs. 1,37,000/= (Rupees One lac thirtyseven thousand)
only paid by the purchaser to the Vendor (the receipt
whereof the vendor admits and acknowledges), the
vendor grants conveys, sales, transfers, assigns
and assures unto and to the use of the said property
to the purchaser free from all encumbrances of the
property mentioned schedule below being 3.25 (Three and
one fourth) cottah of land with structures there on
being south Dum Dum Municipality holding No. 187/C,
Jessore Road in Dag No. (Portion-Old) 1530 & 1469
(Portion-New) 536 & 537 Khatian No. 1102 Mouza -
Shyamnagar, P.S. Dum Dum, Dist. North 24 Parganas
Sub-Registry Office at Cossipore, Dum Dum with a plan
showing the sold out property by marking and bordering

Contd....P/9.



Register up to 7 (2)
North 24 Parganas, Barisal.

14/2/21

by Red lines on the said plan together with all structures thereon and with all easement and other rights of the vendor.

The purchaser shall hereafter be safely and quietly hold, possess and enjoy the said property in khash without any claim/or demand, whatsoever from the vendor or any person claiming through or/under the vendor. The purchaser can mituate his name in respect of the purchased property with the said South Dum Dum Municipality and with other statutory and/or Govt. body/bodies and pay rates/taxes in the name of the purchaser. The person can also bring electricity, water, telephone lines, gas lines and any other essential service in his name without any interference from any quarter and can deal with dispose of the property as the purchaser pleases, being absolute owner of the property mentioned in the schedule below.

The vendor has no right/claim and interest in the property sold at and mentioned in the schedule below. In case, any defect in title is found and the same is requested to be rectified, then the vendor will rectify for the same at the request of the purchasers and at the cost of the purchaser and by him and his heirs/successors and or legal representative.



Registrar of 7 (B)
North 24 Parganas, Raypur
14/2/21

SCHEDULE OF PROPERTY TO BE CONVEYED

All that piece and parcel of land containing an area of 3.25 cottahs or 2340 sq.ft. more or less together with structures and shed standing therein and lying and situate at 187 (old 123) Jessore Road being part of Dag (Old) No. 1530 and 1469 Part of new Z.S. 536 and 537 within Khatian No. 1102, J.L. No. 17, Mouza Shyamnagar Sub-Registry Cossipore, Dum Dum under South Dum Dum Municipality, P.S. Dum Dum, Calcutta-55, District North 24 Parganas, at present Municipal Holding No. 187/C, Jessore Road butted and bounded as follows : by description and by enclosed plan bordered by red line.

On the North	:	Dag No. 1467 C.S. new (535).
On the South	:	Common Passage and proposed Road.
On the East	:	Vendor's Land.
On the West	:	Property of Mohanlal Patel.

Contd....P/11.



[Signature]
Registrar upo 7 (B)
North 24 Parganas, Barabati

14/2/20 *[Signature]*

MEMORANDUM OF PAYMENT

1. Paid Rs.5,000/- On 12.6.90 by Cheque No.667226
on Bank S.B.I. (Lake Town Branch).
2. Paid Rs.50,000/- On 12.10.90 by Cheque No.667227
on Bank S.B.I. (Lake Town Branch).
3. Paid Rs.82,000/- On 27.01.92 by Cheque No.667228
on Bank S.B.I. (Lake Town Branch)

Total Payment : Rs.1,37,000/-.

In witness whereof the Vendor hereto has
hereunto set and subscribed his hand on the day month
and year first above written.

Signed and delivered
in presence of :-

1. *Nani Sobal Maullick*
190, P.K. Guha Road
Cal-28

Sulbas Chandra Dm.
VENDOR.

2. *Jyotirmoy Das*
465, B.N. Dutt Road,
Cal-55

(*BHARAT LAL PATEL*)
PURCHASER.
CHAND CHEN

Nani Sobal Maullick
Prepared by Nani Sobal Maullick,
140, P.K. Guha Road, Calcutta-28.
Licence No.D.W. XI-230, Dum Dum.



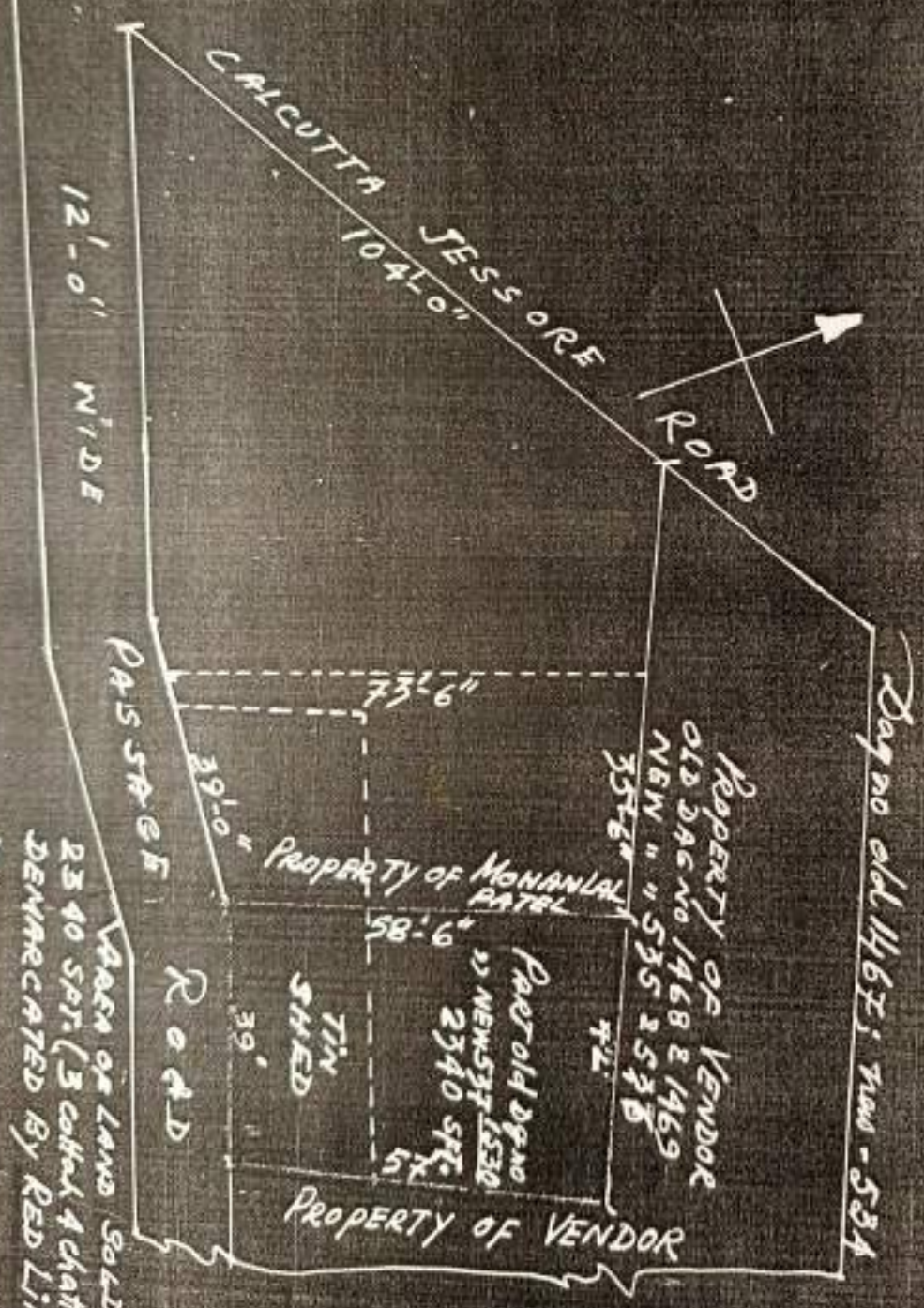
Registrar s/o V (M)
North 24 Parganas, Barisal
14/2



Registrar s/o V (M)
North 24 Parganas, Barisal
6-4-92

Book No. T
Volume No. 15
Page 34
Being No. 1077
For the year 1992

Site Plan of Holding no 1876, Jessore Road under South Tura District
 Municipality, Dag no: Part 2 surrounded by 1532 (old) & 537 (new) & 1468 & 1469 (old)
 535 & 536 (new) & Khatim no 1102; Monza-Shyam nagar 17. L no 173.5. DUNDUN
 Dist: North-24 Parganas; Plot no 123 (old) & 187 (new) Jessore Rd, Calcutta 55.
 Scale 20' = 1"



Area of Land Sold
 2340 SFT. (3 catta 4 chattrak)
 DEMARCATED BY RED LINE

1924
 1924
 1924



1924
 1924
 1924
 1924
 1924