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5000Rs.



Admissible under Rule 21 of
 s/s 5 (1) of W. B. L. R. Act, 1901
 duly stamped under the Indian Stamp
 Act, 1899 Subsequently amended
 schedule I A No. 2344
 Fees Paid Rs. 50

Deposited U/S 27
 of Act 1916
 Produced Act 1916

Registrar of P (3)
 North 24 Parganas District

This Deed of sale is made this 24th day of
 January One Thousand Nine Hundred Ninety Two
 between SRI SUBHAS CHANDRA DAS, son of Late Sudhir
 Chandra Das by religion Hindu, by Occupation business
 residing at 123 (at present 187) Jessore Road, P.S.
 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

Contd....P/2.

Contd.....P/1.....



CASE No. 13148
 Date 15.11.91
 By Basant Lal Patel
 123 gauri
 District Collector's
 Office
 Baraut, North 24 Parganas



3 am 15 am
 12 3 am
 12 11
 18 am
 11.20

presented for Registration at
 A. M. P. M. on the 24/11
 Day of Jan 198 of the 92
 Under Registration office Baraut by
Siddha Chandra
 son of the deceased/Chandrasekhar

Babbar chandra Dey
 998 Baraut
 No. 187 Baraut
 P. S. Baraut
 Dist. Baraut
 By Gauri Baraut
 By Protection Baraut

Registered at 13148
 North 24 Parganas, Baraut.
 24/11/91

Gauri Chandra Dey
 996



Nani Gopal Mondal
 140 Baraut
 P. S. Baraut
 Dist. Baraut
 By Gauri Baraut
 By Protection Baraut

Nani Gopal Mondal
 140 Baraut
 P. S. Baraut
 Dist. Baraut
 By Gauri Baraut
 By Protection Baraut

Registered at 13148
 North 24 Parganas, Baraut.
 24/11/91



✓ -: (2) :-

AND SRI BASANT LAL PATEL son of Sri Mauji Patel by religion Hindu by occupation business residing at 123 (at present 187) Jessore Road, Calcutta-700 055, 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 Mouza : Krishnapur, Sub-Registry : Cossipore, under South Dum Dum Municipality P.S. Dum Dum, Dist. 24 Parganas and Whereas Sudhir Chandra Das died on 30th July 1966 leaving behind Smt. Charu Bala Das, his widow, Sunil Chandra Das,

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13148
 Balant Lal Patel
 123 J...
 15.11.91

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[Signature]
 Registrar s/o P (3)
 North 24 Parganas, Baranad
 24/11/91



..: (3) :-

Sushil Chandra Das, Subodh Das, Subhas Chandra Das, Subal Das, his sons and Maya Das, Chaya Das, and Lila Biswas, his daughters AND WHEREAS Smt. Charu Bala Das as plaintiff instituted Title Suit No.201 of 1982 of the Court of 2nd Subordinate Judge at Alipore for partition against Subal Chandra Das, Sunil 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 November, 1984 AND WHEREAS by decree dated 26.11.84 the lands situated at Dag No.1469 and 1830 along with other lands within Khatian No.1102 Mouza Krishnapur, P.S. Rajarhat, District : 24 Parganas remained

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13148
Basant Lal Patel
123 Jethane
Savita Collection
Secretary
15-11-91

3em 15am
1e 3am
1e 1m
78012



Registrar of Companies
North 24 Parganas, West Bengal

24/11/92



:: - 4 - ::

remained joint property of Sri Subal Chandra Das, Sushil Chandra Das, Surodh 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. AND WHEREAS by the said partition deed dated 12th November, 1987 between the aforesaid persons, lands under schedule of the property along with other properties lying under schedule within Khatian No. 1102 in Mouza Krishnapur (at present Shyam-nagar). 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.

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Contd.....P/7.....

18148
 and co. *Basant Lal Patel*
 23, Jessore
 District Collector's
 Office
 15-11-91

3 am 15 am
 6 am 3 am
 12 noon 12 noon



Registrar of P (A)
 North 24 Parganas
 24/11/91



:: - 5 - ::

AND WHEREAS more or less 2340 Sq. ft (3 cottah - 4 Gnattak) of land with tin shed structure which is being possessed and in occupation of M. R. Patel alias Mauji Patel since 1970 as a monthly tenant fully described in the schedule below.

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 property 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 cottas or more/or less 2340 sq.ft. ^{of land} aforesated be the same a little more or less together with Tin shed structures, sheds lying and situate at holding No. 187 (old 123) at present 187/C, Jessore Road, being part of C. S. Dag No. 1530 and 1469 R. S. Dag No. 536 and 537 within Khatian No. 1102, Mouza Krishnapur (at present shyamnagar) formerly P. S. Rajarnat (at present Dum Dum) District- North 24 Parganas more particularly described


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1311P
 at
 Belantahel Patel
 123 J. B. N. P.
 C.A.
 15.11.91

3em 15am
 1e 3am
 1e on
 (80m)




 Registrar of T (2)
 North 24 Parganas, Barasat.
 24/1/92

in the Schedule hereto and hereafter referred to at 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 29th May, 1990 and the purchaser paid the vendor as per the said agreement a sum of Rs. 10,000/- (Rupees Ten thousand) only initially towards the price of the property of Rs. 1,50,000/- (Rupees One lac fifty thousand) only and thereafter the purchaser further paid a sum of Rs. 50,000/- (Rupees fifty Thousand) only by a cross- cheque No. 555418 dated on 2.10.90 drawn on State Bank of India Lake Town Branch and the purchaser further paid a sum of Rs. 90,000/- (rupees Ninety Thousand) only on Oct. 1991 by crossed cheque No. 573914 on 14/10/91 drawn on State Bank of India, Lake Town Branch thereby paid the entire consideration money which the vendor acknowledges to have 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. 1,50,000/- (Rupees One Lac fifty 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. C.S. 1530 & 1469 (Portion) and Dag No. 536 & 537 Khatian No. 1102 Mouza Shyamnagar P.S. Dum Dum Dist North 24 Parganas Additional District sub-registry Office at Cossipore Dum Dum with a plan showing the property hereby sold by making and bordering by Red lines on the plan attached hereto together with all structures thereon and with all easement and other rights of the vendor.

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Registrar u/s 7 (2)
North 24 Parganas, Barasat.

[Handwritten signature]

The purchaser shall hereafter be safely and quietly hold, possess and enjoy the said property in Khassh 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.

Schedule of Property referred to above

All that piece and parcel of land containing an area of 3.25 cottaks or 2340 sq.ft. more or less together with structures and and shed standing therein any lying and situate at Municipal Holding No. 187 (old 123) Jessore Road being part of G.S.Dag No. 1530 and 1468, 1469 R.S.

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[Signature]
Registrar a/o T (2)
North 24 Parganas, West Bengal.
24/7/92

within Khatian No. 1102, J. L. No. 17, Mouza Shyamnagar,
Sub-Registry Office Cossipore, Dum Dum under South Dum
Dum Municipality, P. S. Dum Dum, District- North 24
Parganas, at present Municipal Holding No. 187/C,
Jessore Road butted and bounded as follows : by
description and by enclosed plan bounded by red line.

- On the North : Dag No. C.s.1467 R.S. 534 and part of
Dag No. 1468 & 1469 C.S.No. 535 & 536.
- On the South : Common Passage and proposed Road.
- On the East : Part of Dag No. 1530 (C.S.) - R.S.537.
- On the West : Property of Babulal Patel.

Memorandum of Payment

1. Paid Rs. 10,000/- on 02.05.90 by Cheque No. 555407 on Bank
S.B.I (Lake-town).
2. Paid Rs. 50,000/- on 12.10.90 by Cheque No. 555418 on Bank
SBI (Lake Town).
3. Paid Rs. 90,000/- on 14.10.91 by Cheque No. 573914 on Bank
SBI (Lake town).

Total Payment Rs. 1,50,000/-

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. *Nanigopal Maullick*
40, P.K. Guha Rd, Cal-28

2. *Jyotirmoy Das, 445, Dum Dum Park, Cal-55*

Prepared by Nanigopal Maullick
140 P.K. Guha Rd, Cal- 28, License No. D.W.X1-23
C. Dum Dum.

Chandrasekhar Chandra Das
(VENDOR)

24/1/92



[Handwritten signature]

Registrar a/s 7 (2)
North 24 Parganas, District.

24/1/19



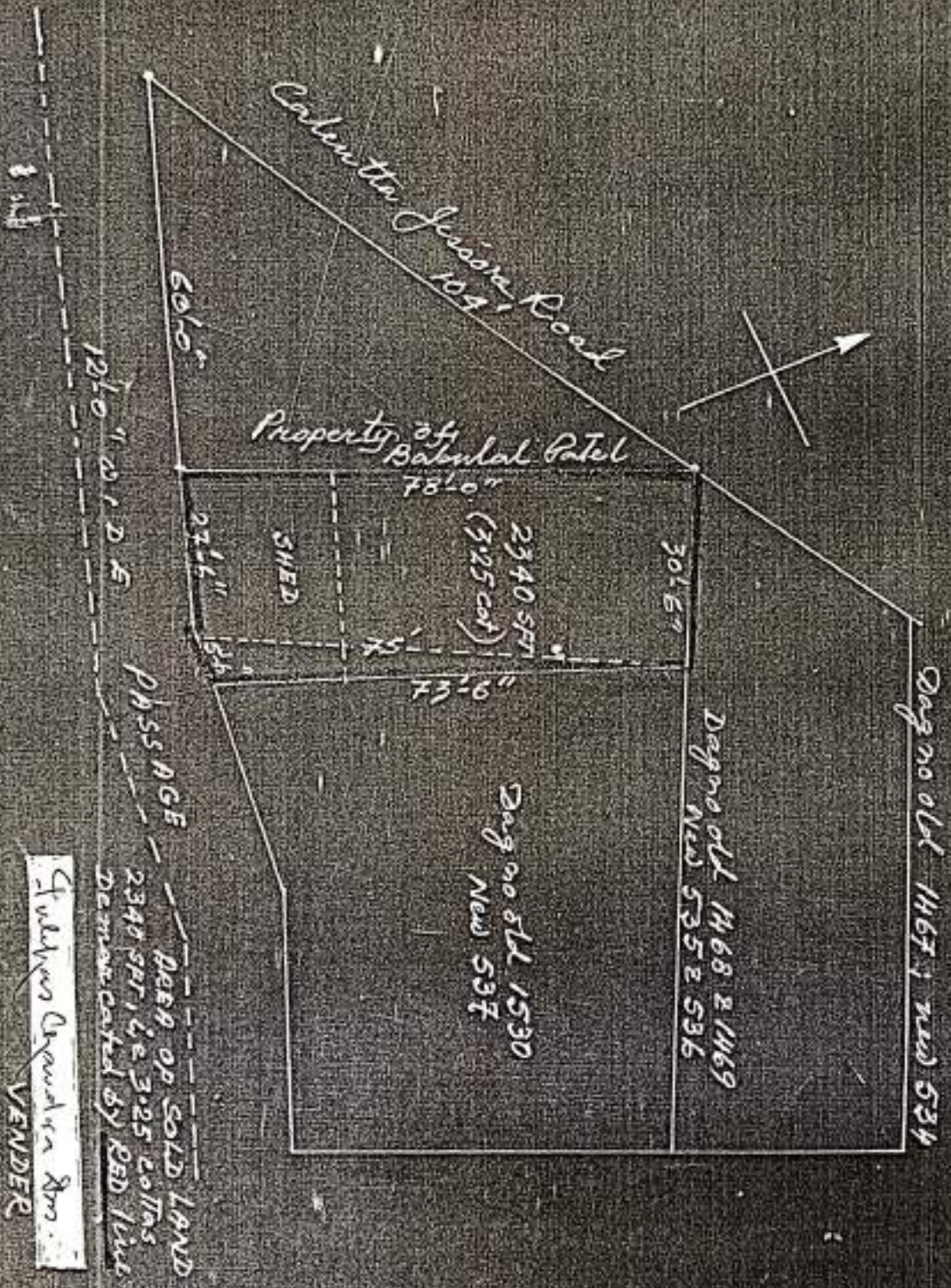
Registrar a/s 7 (2)
North 24 Parganas, District.

9-3-92

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Book No. *7390*
Volume No. *492*
Page No. *492*
Being No. *19*
For the year 19 *1992*

Site Plan of Holding no 187/c, Jessore Road under South Gun & Gun
 Municipality, Dag no: Part 3 surrounded by 537 (new) 1530 (old): 1468 & 1469 (old)
 535 & 536 (new) & Kharian no 1102; Maria - Shyam nagar, T.L. no 173 P.S. Durgam
 Dist. North 24 Parganas; Plot no 123 (old) 187 (new) Jessore Rd's Deck 20' 1"



Book No. 4
Volume No. 7
Page 389 to 492
Being No. 492
For the year 19 92



Registered a/s 7 (2)
North 24 Page 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000