

5000Rs.



Stampable under Rule 21 of the
 5 (1) of W. B. L. R. Act, 1981
 duly stamped under the Indian stamp
 Act, 1899 Subsequently amended
 schedule I A. No. 23
 Fee Paid 4.50

A = 1562/2
 H - 28/-
 MB - 4/-
 1594/2

Declaration of U. L. Act 1970
 Produced.

North 24 Parganas, District

THIS DEED of sale is made this 28th 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

AND SRI MOHANLAL PATEL son of Sri Shyamji 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

Contd....P/2.

17-07-30
 123 Jessore Rd. Barisal
 22-1-92



3 am 15 am
 10 am 2 am
 10 am 3 am

presented for registration at
 A. M. P. M. on the 25th of
 day of July 1980 of the
 Sub-Registration office Barisal by
 Subhas Chandra Dey
 son of the executant/Claimant

Subhas Ch. Dey
 5/0 St. Sadhus Ch. Dey
 S/o. W/o. ...
 at 187 Jessore Road
 P. S. ... Durgam
 Dist. ... Calcutta 53
 by Costs ...
 by Profession ...

Subhas Chandra Dey
 Registrar s/o 7 (3)
 North 24 Parganas, Barisal

6/4

Subhas Chandra Dey

Nani Gopal Mukherjee
 S/o. Nani Gopal Mukherjee
 at 140 P. S. Ganga Road
 Dist. ... Calcutta 28
 by Costs ...
 by Profession ...

Nani Gopal Mukherjee
 S/o. Nani Gopal Mukherjee
 140 P. S. Ganga Road Calcutta
 Business

Registrar s/o 7 (3)
 North 24 Parganas, Barisal

5000Rs.



-: (2) :-

the 'PURCHASER' which expression unless excluded
by or repugnant to the context shall always be deemed r)
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
Mpuza-Krishnapur, Sub-Registry : Cossipore, under
South Dum Dum Municipality, P.S. Dum Dum, Dist. 24 y
Parganas And Whereas Sudhir Chandra Das died on 30th
July 1966 leaving behind Smt. Charu Bala Das, his
widow, Sunil Chandra Das, Sushil Chandra Das, Subodh
Das, Subhas Chandra Das, Subal Das, his sons and 13

Contd....P/3.

17033
Mehar Lal Patel
123 Jethro St.
Calcutta
27-1-92

3 am 15 am
1c 2m
1c 3m
17030



[Handwritten signature]

Shri Y (12)
District Panna, Bhopal



-: (3) :-

Maya Das, Chaya Das, and Lila Biswas, his daughters
 AND WHEREAS Smt. Charu Bala Das 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 Nov. 1984
 AND WHEREAS by decree dated 26.11.84 the lands
 situated at Dag No.1469 and 1530 along with other
 lands within Khatian No.1102, Mouza : Krishnapur,
 P.S. Rajarhat, District : 24 Parganas remained joint

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17073
 123 yellow
 22.1.92

30m 15m
 10 2m
 10 3m
 17030



Registrar u/s 7 (3)
 North 24 Parganas, Bengal.

2000Rs.



-: (4) :-

property of Sri Subal Chandra Das, Sushil Chandra
Das, Subodh Chandra Das, Sunil Chandra Das and
Subhas Chandra Das

A N D W H E R E A S

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

A N D W H E R E A S 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) Shyamnagar,

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1707.2
 123 Jesse
 22 1.9L

3cm 15cm
 10 2m
 10 3m
 1707.2



Seal of the Office of the District Registrar
 District North 24, Pangasinan



-: (5) :-

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-700 055, P.S. Dum Dum, District North 24-Parganas were allotted to Sri Subhas Chandra Das, the VENDOR herein.

A N D W H E R E A S more or less 2340 Sq.ft. (3 cotta 4 Chattacks) of land with tin shed structure which is being possessed and in occupation of Sri M.R. Patel alias Mayji Ramji Patel since 1970 as a monthly tenant,

A N D W H E R E A S the said M.R. Patel is at present a tenant under Sri Subhas Chandra Das, Vendor herein, since 12.11.67 in respect of the said property more/

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17072
 - Mohan Lal Patel
 123 Gessive
 22/1/92

3em 150m
 1e 2m
 1e 30
 17030



Registrar s/o 7 (2)
 North 24 Parganas, Barisal.

-: (6) :-

more/or less 2340 Sq.ft. along with other properties.

A N D W H E R E A S 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 aforstated be the same and little more or less together with tin 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, Mouza Krishnapur (at present Jhyamnagar) P.S. Rajerhat, (at present Dum Dum) District : North 24- Parganas more particularly described 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 2nd 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. 1,43,000/- (Rupees One lackforty three thousand) only and thereafter the purchaser further paid a sum of Rs. 50,000/- (Rupees Fifty Thousand) only by a cross-cheque No. 667233 on October, 1990 ~~pm~~ on 12.10.90. the Bank S.B.I. Branch Lake Town and the purchaser further paid a sum of Rs. 83,000/- (Rupees Eighty three thousand) only on

Contd....P/7.



Registrar u/s 7 (3)
North 24 Parganas, Barasat.

Chakrabarti Chandra Kumar

-: (7) :-

28th January 1992
on ~~October 1991~~ by Crossed Cheque No. 667255 on
the Bank S.B.I Branch ~~Lake-Town~~ thereby
paid the entire consideration money which the vendor
acknowledges to have the receipts.

A N D W H E R E A S ,

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. 1,43,000/- (Rupees One lac forty
three 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
(portion old) Dag No. 1530 & 1469 (Portion New) 587
& 586 Khatian No. 1102 Mouza : Shyamnagar, P.S. Dum Dum
District North 24 Parganas, Sub-registry Office at
Cossipur Dum Dum with a plan showing the sold

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Registrar u/o 7 (2)
North 24 Parganas, Barisal.

-: (8) :-

sold out property by making and bordering 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 mutuate 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

Contd....P/9.



Registrar a/o 7 (3)
North 24 Parganas, Barisal.

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 representatives.

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 plot No. 1530 and 1469 within Khatian No. 1102, J. L. No. 17, Mouza Krishnapur (at present) Shyamnagar, Sub-Registry Bussipore under South Dum Dum Municipality, P.S. Rajarhat (at present Dum Dum) Calcutta-700 055, 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. 1467 C.S. 534 and Part of Dag No. 1468 & 1469, C.S. 535 & 536.
On the South	: Common Passage and proposed Road.
On the East	: Part of Dag No. 1530 C.S. 537.
On the West	: Property of Basantlal Patel.

Contd.....P/10.



Registrar n/o 7 (3)
North 24 Parganas, Barasat.

-1 (10) 1-

MEMORANDUM OF PAYMENT

1. Paid Rs. 10,000/- On 30.04.91 by Cheque No. 667231
On Bank S. B. L. (Lake Town Branch).
2. Paid Rs. 50,000/- On 12.10.90 by Cheque No. 667233
On Bank S. B. L. (Lake Town).
3. Paid Rs. 83,000/- On S.B.L by Cheque No. 667255
On Bank. Br. Lake-Town; Dt. 27.1.92

Total Payment : Rs. 1,43,000/-.

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 Sopal Maulick
140, P.K. Guha Road
Calcutta-28

Gulshab Chandan Sr.
VENDOR

2. Tyotir may Das
465, Dum Dum Park,
Calcutta 55.

Nani Sopal Maulick
Typed & Prepared by Nani Sopal Maulick
140, P.K. Guha Road, Calcutta-28.

Licence No. D.W. XI-23C, Dum Dum.



Registered s/o T (FD)
North 24 Parganas, Barasat.



Book No. 9
Volume No. 10
Page No. 581
Being No. 1998
for the year 18

10-3-92
[Signature]
[Text]

Book No. 2
Volume No. 9
Page 81 to 82
Serial No. 531
For the year 19 1992



Registered also in 1992
North 24 Parganas, Bardhaman