



Subscribable under Rule 21 of the
s/s 5 (1) of W.B.L.R. Act. 1981
duly stamped under the non-judicial stamp
Act. 1899 Subsequently amended
Schedule I A No. 23
Form F-14-50

Declaration U/S 27
of U.L. Act. 1970
Produced.

Suzan

A-1694

H-28

M(6)

17261

20/11/81

This Deed of sale is made this 19th day of
November, One Thousand Nine Hundred Ninety One 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

Contd....P/2.

13142

Babulal Patel

123, Jessore Rd.

Dated 15/11/81

15/11/81



3e 5000). 15.000

1e 3000

1e 500

1e 11-15 200

1e 10

1e 710 1/2

presented for Registration at
A. M., P. M. on the 20th
Day of Nov 1981 of the
Registrar's office Barasat
Subhas Chandra Das
son of the executant/Claimant

Sri Subhas Chandra Das
S/o M. Sankar Ch. Das
123, Jessore Rd.
P.S. Dumdum
Dist - 55
Hindu / Boman

Subhas Chandra Das

Registered at 7 (A)
North 24 Parganas, District

20/11/81

Subhas Chandra Das



8133

BHARAT LAL PATEL
S/o, Shyamji Karson Patel
123, Jessore Road,
C/o. 270055.
P.S. Dumdum
Boman.

Bharat Lal Patel

S/o. W/o. Shyamji Karson
123, Jessore Rd. Pat
P. S. Dumdum Dist - 55
Dist...
By Order...
Profession...

Registered at 7 (A)

North 24 Parganas, District

20/11/81



-: (2) :-

n)

and assigns of the ONE PART

AND SRI BABU 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 schedule under property lying within Khatian No.1102 in Mouza-Krishnapur, Sub-Registry Cossipore, Dum Dum, under South Dum Dum Municipality

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for
 20/11/91



-: (3) :-

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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, 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.
 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 dt.26.11.84

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13142

Babulal Patel

123. Demore Res

Cal-55

15/11/81

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20/11/81

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-: (4) :-

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 property of Sri Subal Chandra Das, Sushil 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.

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

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Babulal Patel.

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15/11/81

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[Signature]

20/11/81



-: (5) :-

within Khatian No.1102 in Mouza Krishnapur (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-700 055 P.S. Dum Dum, District North 24 Parganas were allotted to Sri Subhas Chandra Das, the VENDOR herein.

AND WHEREAS more or less 12550 Sq.ft. of land out of the aforesaid 25495 Sq.ft. of land was/is in occupation of Sri M.R. Patel alias Mauji 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 under schedule property.

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Babulal Patel
123 Jessoro Rd.
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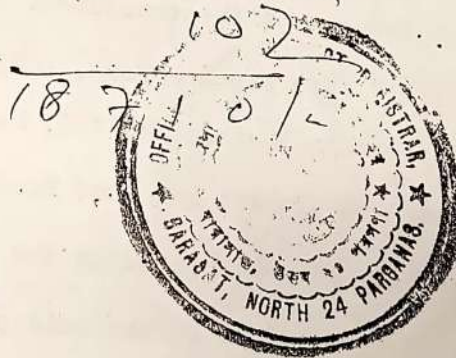
--: (6) :-

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. under the schedule of property aforstated be the same and little more or less together with structures, sheds lying and situate at 187 (old 123) Jessore Road, being part of plot No.1530 and 1469 within Khatian No.1102, Mouza Krishnapur, P.S. Rajarhat, (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 and on 27th April 1990, the purchaser paid the Vendor as per agreement a sum of Rs.10,000/- (Rupees Ten thousand) only towards the price of the property

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15/11/81

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-: (7) :-

the property of Rs.1,55,000/- (Rupees One lac Fiftyfive thousand) only and thereafter the purchaser further paid a sum of Rs.50,000/- (Rupees Fifty thousand) only by a cross-cheque No.665953 on 12th October, 1990 the Bank State Bank of India Branch Lake Town and the purchaser further paid a sum of Rs.95,000/- (Rupees Ninety Five thousand) only on 14th October, 1991 by crossed Cheque No.665955 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.1,55,000/- (Rupees One lac fifty five thousand) only paid by the purchaser to the Vendor

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13142

Babulal Patel

123

Jessore Rd.

Cal. 55

10/11/81

28

30 5000/- 15.0000

10 3000/-

10 500/-

10 200/-

10 100/-

187



20/11/81

-: (8) :-

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 thereon being South Dum Dum Municipality holding No/187/C, Jessore Road in Dag No. (Portion) old 187/182 at present 1530 and 1469 old and New 537 and 536, 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 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 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

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Registered map 7 (A)
North 24 Parganas, District.

20/11/21

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 purchaser and at the cost of the purchaser and by him and his heirs/successors and or legal representative.

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 No.1530 and 1468 & 1469 (old) and new No. 535, 536 & 537) within Khatian No.1102, J.L.No.17, Mouza Krishnapur (at present Shyamnagar) Sub-Registry Cossipore Dum Dum under South Dum Dum Municipality, P.S. ~~Rajabhat~~ (at present Dum Dum), Calcutta-700 055, District North 24 Parganas, ^{old 187/182} at present Municipal Holding No. 187/C, Jessore Road, under South Dum Dum Municipality butted and bounded as follows :

Contd...P/10.



Registered copy of (H)
20/11/18

BOUNDARY BY DESCRIPTION AND BY ENCLOSED PLAN BOUNDED
BY RED LINE.

- On the North : Old Dag No.1469 & 1468 and (new
536 and 537). and part of Cal. Jessore Road
- On the South : Commond Passage and proposed Road.
- On the East : Dag No.1530 (Old), New (537).
- On the West : Calcutta Jessore Road.

Memorendum of Payment

1. Paid Rs.10,000/- on 27.4.90 by Cheque No.665952
on Bank State Bank of India (Lake Town).
2. Paid Rs.50,000/- on 12.10.90 by Cheque No.665953
on Bank State Bank of India (Lake Town).
3. Paid Rs.95,000/- on 14.10.91 by Cheque No.665955
on Bank State Bank of India (Lake Town).

Total Payment Rs.1,55,000/-.

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 Gopal Monick
190, P. K. Guha Road (at-28)

2. BLARAT LAL PATIL
123, JESSORE ROAD.
CALCUTTA-700031.

Subhas Chandra lives
(VENDOR)

(PURCHASER)

Prepared by: Nani Gopal Monick
190, P. K. Guha Road (at-28).
Cenel no. D.W. XI-23
Dum Dum.



Register of V (H)
North 24 Parganas District

20/11/81



21-1-82

Book No. 129
Volume No. 426
Page No. 10
Serial No. 8104
For the year 1991
568

DAQ NO: old: 1467, new 534



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