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N. 30/3/06
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



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Handwritten notes and signatures in the center, including 'SALE DEED' and 'Haradhar'.



Har

Haradhar Biswas

Sadhan Biswas

THIS DEED OF INDENTURE made on this the 3rd day of April, Two Thousand Six (2006) **BETWEEN SRI SADHAN BISWAS** son of late Santosh Kumar Biswas, by faith Hindu, by occupation Business, previously residing at Vill. & P.O. Garapota Dist. Nadia, P.S. Hanskhali now residing at 22D/6, Anupoma Housing Co-operative, VIP Road, P.S. Rajarhat, Dist. 24-Parganas (North), Kolkata - 700 052 herein after referred to as the "**VENDOR**" (which terms and expression shall unless otherwise excluded by or repugnant to the context hereby be deemed to be mean and including his heirs, administrators, legal representatives, assigns and receiver etc.) of the **ONE PART**.

AND

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STRICTLY CONFIDENTIAL
REGISTER U.S. 7 (2) of
REGISTRATION ACT 1908
24. 4. 2006 (P.M.)

SRI HARADHAN SARKAR son of late Bejoy Gopal Sarkar by faith Hindu, by occupation Service, residing at 1/1, Dr.R.N. Tagore Road, P.S. Belgharia, Dist. 24-Parganas (North), Kolkata - 700 056 referred to as the "**PURCHASER**" (which terms and expression shall unless otherwise excluded by or repugnant to the context hereby be deemed to be mean and including his heirs, administrators, legal representatives, assigns and receiver etc.) of the **OTHER PART**.

WHERE AS originally Lakshmi Kanta Mondal was the recorded owner of the land measuring 0.36 acres of land under Dag No. 20, Khatian No. 24, Mouja Mukundapur, J.L. No. 4, R.S. No. 22 and 25, Touzi No. 12, Parganas Khaspur, P.S. Sonarpur, Sub-Registry Office Sonarpur, Dist. 24-Parganas (South).

AND WHERE AS after becoming the owner the said Lakshmi Kanta Mondal was sized and possessed the said land and his name was recorded in the West Bengal Revisional Settlement.

AND WHERE AS the said Lakshmi Kanta Mondal, died intestate leaving behind his legal heirs and successors (1. Sri Bibhuti Bhusan Mondal, 2. Sri Bipad Baran Mondal, 3. Sri Patit Paban Mondal, 4. Smt. Kamala Baran Mondal, 5. Sri Madhu Sadan Mondal, 6. Sri Madhab Chandra Mondal.) for the above mentioned Property left by him.

AND WHERE AS the said legal heirs of the said Lakshmi Kanta Mondal i.e. (1. Sri Bibhuti Bhusan Mondal, 2. Sri Bipad Baran Mondal, 3. Sri Patit Paban Mondal, 4. Smt. Kamala Baran Mondal, 5. Sri Madhu Sadan Mondal, 6. Sri Madhab Chandra Mondal.) while became the absolute owners of the above mentioned property after the death of the said Lakshmi Kanta Mondal.

AND WHERE AS after becoming the absolute owners of the said property, the legal heirs of the said Lakshmi Kanta Mondal now in peaceful possession and enjoyment of the said property by payment of rent and taxes.

AND WHERE AS the said legal heirs of the said Lakshmi Kanta Mondal i.e. (1. Sri Bibhuti Bhusan Mondal, 2. Sri Bipad Baran Mondal, 3. Sri Patit Paban

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*Hereditian Sarkar
Sachin Biswas*

Mondal, 4. Smt. Kamala Baran Mondal, 5. Sri Madhu Sadan Mondal, 6. Sri Madhab Chandra Mondal.) while absolutely seized and physically possessed all of the land measuring 2 Cottahs, 4 Chittaks, 3 Square feet i.e. 1623 square feet including common passage with hereditament, easement etc. sold to Sri Sadhan Biswas Vendor herein by virtue of Deed Of Conveyance dated 27th February 1997 and registered in the Office of District Sub- Registrar IV at Alipore and recorded in Book No. I, Vol. No. 18, Pages 265 to 273, being Deed No. 590 in the year 1997 for a consideration mentioned thereon.

AND WHERE AS accordingly the present vendor i.e. Sri Sadhan Biswas presently residing at 22D/6, Anupoma Housing Co-operative, VIP Road, P.S. Rajarhat, Dist. 24-Parganas (North), Kolkata - 700 052, herein became the sole and absolute owner of the said land measuring 2 Cottahs, 4 Chittaks, 3 Square feet.

AND WHERE AS the vendor is in peaceful possession from the date of purchase and having all easementary right, title and interest whatsoever may be and having no disturbance from anywhere else by any manner.

AND WHERE AS the vendor herein thus absolutely seized and possessed of all that land measuring 2 cottahs, 4 chittak, 3 sq.ft., Mouza Mukundapur, P.S.Sonarpur, Sub-Registry Office- Sonarpur , Under the Kheyadah Gram Panchyet.

AND WHERE AS the present vendor i.e. party of the First part herein due to some urgent need of money decided to Sell his entire plot of land measuring 2 cottahs, 4 chittak, 3sq.ft., i.e. 1623 sq.ft. Land free from encumbrances, liens claim etc. under Dag No. 20, Khatian No.24, Plot No. APA - 29 , unto the purchaser and that fully described in Schedule provided hereunder written and shown in Red Border in Map / Plan annexed herewith, for a Consideration of Rs. 3,38,125/= (Rupees Three Lakhs Thirty Eight Thousand One hundred Twenty five only) and the purchaser herein accepted the same and the contract of Sale thus concluded thereon.

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Haradhan Guptar
Sadhan Biswas

AND WHERE AS the instant purchaser herein paid the entire Consideration money Rs.3,38,125/= (Rupees Three Lakhs Thirty Eight Thousand One hundred Twenty Five only) to the Vendor herein which is shown and written in the Memo of Consideration hereunder provided and both the vendor & purchaser agree to make the instant Deed Of Conveyance and the Deed is made accordingly.

NOW THIS INDENTURE WITNESSETH than in pursuance of the said Consideration of said some of Rs.3,38,125/= (Rupees Three Lakhs Thirty Eight Thousand One hundred Twenty five only) of the law full money of the Union of India paid to the vendor well by the purchaser on or before the Execution of these presents fully mentioned hereto below as per Memo of Consideration hereunder written as Consideration money paid by the purchaser (the receipt where of hereby as well as by the receipt as per Memo of Consideration hereunder written, vendor admit and acknowledge)and of and from the same and every part thereof doth hereby Sale , transfer, acquit release and forever discharge to the purchaser as also said property hereditaments and tenements and every part thereof the vendor doth hereby absolutely and indefeasibly grant , convey , assure , assign well and transfer unto and to the use of the purchaser forever **ALL THAT** the property i.e. plot/land measuring 2 cottahs, 4 chittak, 3 sq.ft., i.e. 1623 sq.ft. be the same a little more or less details of which is provided hereunder as Schedule property being in Kheyadah Gram Panchyat area locate and identified as Arjun Park , Plot No.-APA-29, Mukundapur , P.S- Sonarpur , Kolkata-700099, District-South 24 Parganas along with the common area & facilities for the said Land described in the Schedule hereunder **HOW SO EVER** otherwise , the said land/property hereditaments now are or is herefore or hereto forever or was situated butted and bounded called known and bumbered, described or distinguished in respect of the said land ancients and other rights, liberties, walls, ways passages , sewers drain and all manner of easements of the said land hereditaments , tenements belonging or in any wise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate , right , title and interest use, trust, possession, property , claim and demand both by law and in equity of the vendor into and upon the said land hereditaments or any part or every part thereof **AND ALL** rents, issues and profits thereof and also arrears of rents if any and all deeds, pattas, measurements

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Haradhan Sarker
Sadhan Binsan

writing, evidence of title which in any wise relate exclusive to the said land hereditaments, tenements and easements which is or hereafter shall or may being custody or any person or persons from whom they can procure the same without suit or actions at law or in equity free from all liens attachments and encumbrance, claims, demands whatsoever may be **TO HAVE AND TO HOLD** the said land hereditaments, tenements and structure hereby granted conveyed assured, assigned sold and transferred to expressed or intended to be unto and to the use of the purchaser absolutely and forever and the Vendor doth hereby and his respective heirs, executors, administrators, successor-in-office, representatives and assigns that notwithstanding any act, deed or things by the vendor herein made done committed or knowingly suffered to the contrary the vendor herein is now rightfully, lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments, tenements hereby grant convey and transfer unto and to the use of the purchaser absolutely and forever **AND THAT** notwithstanding Vendor have good right, fully power and absolute authority to grant convey and transfer into and to the use of purchaser absolutely and forever and that the Vendor that not in any way encumbered the said purported land to be conveyed by this Sale Deed **AND THAT** the purchaser shall and may at all times hereafter peaceably and quietly possess held and enjoy the said land hereditaments, tenements and every part thereof hereby conveyed and receive and take all rents, issues and prodils thereof and also arrears of rents if any is hereby assigned and have right to mutate his name in place of the Vendor in the office of authority concerns without lawful eviction, interruption, claim or demand whatsoever my be from or the Vendor herein or any person or persons lawfully or equitably claiming from under or in trust for them **AND** further that the Vendor herein and all and every other person or persons having or lawfully or equitably claming any estate or in trust from him the vendor herein shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such lawful acts, deeds and things for further and more perfectly and satisfactorily assuring the said land hereditaments, tenements and every part thereof unto and to use of the purchaser in the manner aforesaid as shall or may be reasonably required the Vendor herein doth hereby declare that the said hereditaments, tenements are not to the subject matter of any Suit or proceedings

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*Harold John Secker
Saddam Binson*

pending in any Court of Law not under acquisition or requisition and the Schedule property is free from all liens, mortgage, lease, attachments, encumbrance, claims, defect whatsoever may be and that the said land hereditaments, tenements are not subject to any attachment, injunction or prohibitory order issued by any Court of Law the purchaser shall have the right and liberty to transfer, through lease, mortgage or otherwise, transfer and Sell the said land hereby in favour of any person or persons or any institution as he may desire.

THAT the Vendor agree to execute and perfect all such further and/or other lawful and reasonable acts, deed, matters and thing whatsoever for the further and more perfectly assuring the property hereby these presents at the cost and expenses of the purchaser herein

THAT the Vendor further covenant with purchaser herein that if any rectification or in any other relevant paper then the Vendor execute and prefect all matters and thing whatsoever required for further better and more perfectly assuring the said property sold to the purchaser by these present at the cost and request of the purchaser herein .

THE SCHEDULE ABOVE REFFERRED TO

Sadlon Bina
used as P.T. of culture
But
ALL THAT piece and parcel of Sati land measuring 2 cottahs, 4 chittak, 3sq.ft. i.e. 1623 sq.ft. laying and situated at Mouza - Mukundapur, J.L.No - 4 , R.S. No. 22, 25, Touzi No.-12, *R.S.* Khatian No.- 24, *R.S. SLR* Dag No.- 20, Pargana - Khaspur, P.S. - Sonarpur, Sub-Registry Office - Sonarpur, Under Kheyadah Gram Panchyat, District- 24 Parganas (South) under scheme plot No.- APA-29 Mukundapur, Kolkata - 700 099 and shown in the Red border as plot together with all legal easement, right, title and interest inclusive of existing common passage through the above land for laying Electric line, water pipe line sewer and drain and all other interest of the said land along with path, passage, appurtenant situated thereon and the annual rent of Re.0.40 paise, which is butted and bounded as under:-

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Sarkar
Harendhar
Sadlon Bina

On the North :- Plot No. APA-30;
On the East :- 25' Wide common Road;
On the West :- Plot No. APA-5;
On the South :- 25' Wide Common Road.

IN WITNESS WHERE OF the Vendor hereto set and subscribed their respective hands and seals, on the day, month and year first above Written.

WITNESSES :-

- 1] General Adhikary
38/A. Mettai nagar
PS. Kat 99
- 2] Jeon Member
9/96 Mulman Pms
KOLKATA - 700099

Sadhon Bhowmik
VENDOR

Haradhar Sarkar
PURCHASER

Prepared and Drafted

As per documents and instruction
provided by the **Vendor & Purchaser.**

Debit Banerjee
Advocate

DEBJIT BANERJEE

Advocate

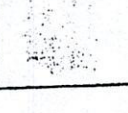
Regd. No. WB-1152/2000

Alipore, Judges' Court.

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PHOTO	left hand					
	right hand					

Name SADHAN BISWAS
 Signature Sadhan Biswas

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name HARADHAN SARKAR
 Signature Haradhan Sarkar

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

SITE PLAN FOR SRI HARADHAN SARKAR, PART OF DAG No. 20,
 I.L. No. 4, KHATIAN No. 21, PLOT No. APA-29, MOUZA -
 MUKUNDAPUR, P.S. - SONARPUR, Dist. 24 PARGANAS (South).

THE SCHEME PLOT NO. - 29

AREA OF SOLD LAND - 02KT. 04CH. 03 SET (M/L)

THE PLOT SHOWN BY RED BORDER LINE 

SCALE: 20' 0" = 1"



Sadham B...
 SIG. OF VENDOR(S)

Haradhan Sarkar
 SIG. OF PURCHASER

DRAWN BY:-
 Bidhuti Das (D.C.E.)

N - ~~Other~~ Land Plot no - APA 31
 S - 25' wide Road.
 E - 25' wide Road.
 W - Plot no. ^{APA} 4 & 5

MEMO OF CONSIDERATION

RECEIVED Rs. 3,38,125/= (Rupees Three Lakhs Thirty Eight Thousand One hundred Twenty five only) from SRI HARADHAN SARKAR above named purchaser in respect of the Schedule Property herein above stated as a full and final Settlement.

<u>Sl.No.</u>	<u>Cheque / Draft No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
1	836491	15/02/2006	UBI, Royal Exchange Branch, Kolkata	Rs. 5,750/=
2	836494	03/03/2006	UBI, Royal Exchange Branch, Kolkata	Rs.1,00,000/=
3	793543	03/03/2006	SBI, Surya Sen Street Branch, Kolkata	Rs.1,00,000/=
4	pay order no-017125 dated 30-3-2006			1,32,375/=
TOTAL				Rs. 3,38,125/=

(Rupees Three Lakhs Thirty Eight Thousand One hundred Twenty five only)

I say, I received the above stated money of Rs. 3,38,125/= (Rupees Three Lakhs Thirty Eight Thousand One hundred Twenty five only) in the above stated manner.

WITNESSES :-

1) *Ganes Acharya*
38/1A Netaji road
Kolkata 99

Sadham Biswas
alias Sadham Kumar Biswas

2) *Tarun Mondal*
7/76 Mukundpur Road
KOLKATA - 700099