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27.9.91

Latika Chatterjee

### DEED OF SALE

Total Rs 13010/-  
This Sale made this the 26<sup>th</sup> day of September 1991, BETWEEN  
Smt. Latika Chatterjee wife of Shree Ajeyasree Chatterjee by  
Caste Hindu Brahmin, by profession housewife residing at 30/1,  
Banerjee para Lane, Dhakuria, Calcutta - 700 031, P.S. Kasba,  
District - South 24-Parganas, hereinafter referred to as  
"The Vendor" which expression unless excluded by or repugnant  
to include her heirs, executors, administrators and representa-  
tives of the ONE PART AND (i) Shree C. Prabhakaran son of  
Late P. A. Nair of 48B, Banerjee para Lane, Calcutta - 700 031  
and (ii) Shree Abhijit Chowdhury of Nabagram 'C' Block, P.O.  
Nabagram, P.S. Uttarpara, District : Hooghly, both by faith  
Hindu and by profession service-holder, hereinafter called  
"the Purchasers" jointly in equal shares, which expression



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Pravaran

CS 11 Bangalore

11/07



Handwritten signature and text.

Name Latika Chatterjee  
So. W o. D. Geoganes Chatterjee  
of 30/1, Banerjee Para Lane  
Dhakuria, Cal-31, Kolkata

Dist. South 24 Parganas  
by Caste Hindu / Kuchbi  
by Profession. Artist

27.9.91

Latika Chatterjee

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Name Nityananda Prasad  
So. W o. D. Advocate

Dist. South 24 Parganas  
by Caste Hindu / Kuchbi  
by Profession.

27.9.91

Nityananda Prasad



-: 2 :-

*Latika Chatterjee*

shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns of the 'OTHER PART' :

WHEREAS the Vendor is lawfully seised and possessed of or is otherwise well and sufficiently entitled to a dwelling house comprising a two storeyed building with one room on the roof of the second storey and a small courtyard on the ground floor protected by iron sky grill against entry from above but open to light and air. This grill is neither to be removed by the Vendor nor the purchasers. And also having a septic tank, underground water-reservoir connected with an overhead tank and a pump set one narrow passage running north to south having

entry through



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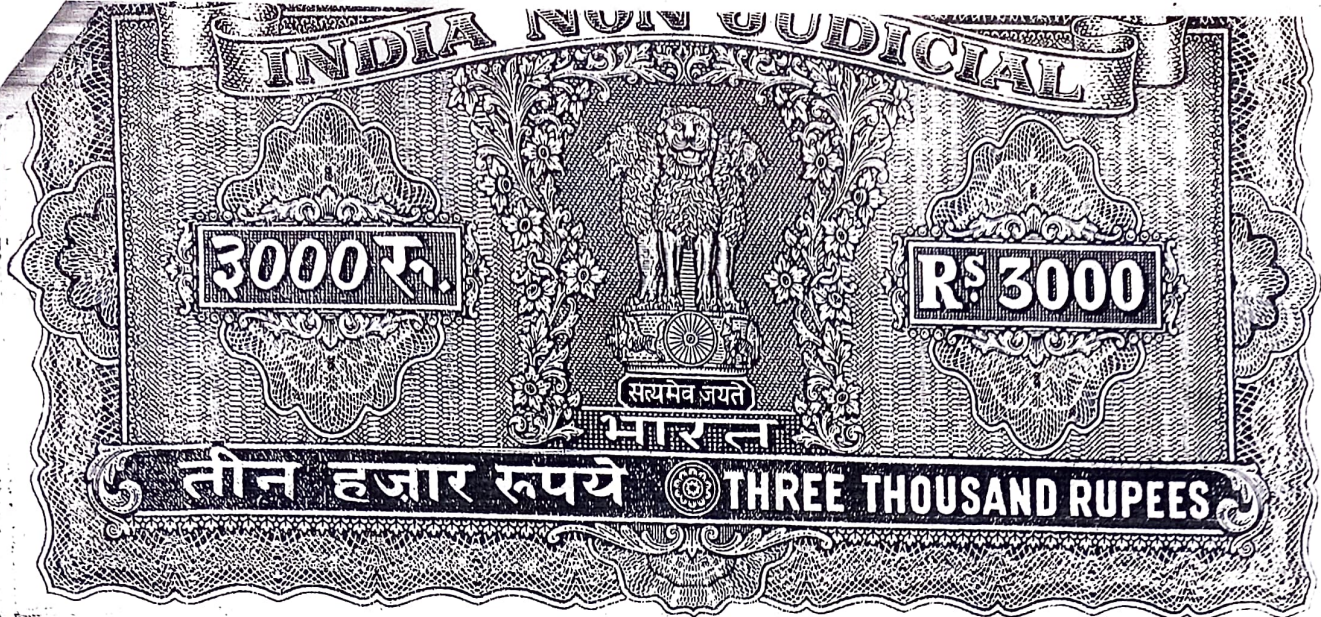
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-: 3 :-

*Latika Chatterjee*

entry through a door from the northern side common passage outside the building for joint use of both Vendor and purchasers to allow sweeper to attend the septic tank, privy and drain and one small passage running by the side of the garage having entry from an eastern side door for sweeper to clean and wash the partly open and partly covered drain for joint use of the Vendor and the purchasers all built upon a piece of land measuring more or less 2 K. 6 Ch. 39 Sft. purchased by the Vendor under Deed No. 313 for the year 1948 recorded in Book No. I, Volume No. 26 pages 23 to 29, being premises No. 30/1, Banerjee para Lane, Dhakuria, Calcutta - 700 031, P.S. Kasba District : South 24-Parganas registered at the office of the Sadar Joint

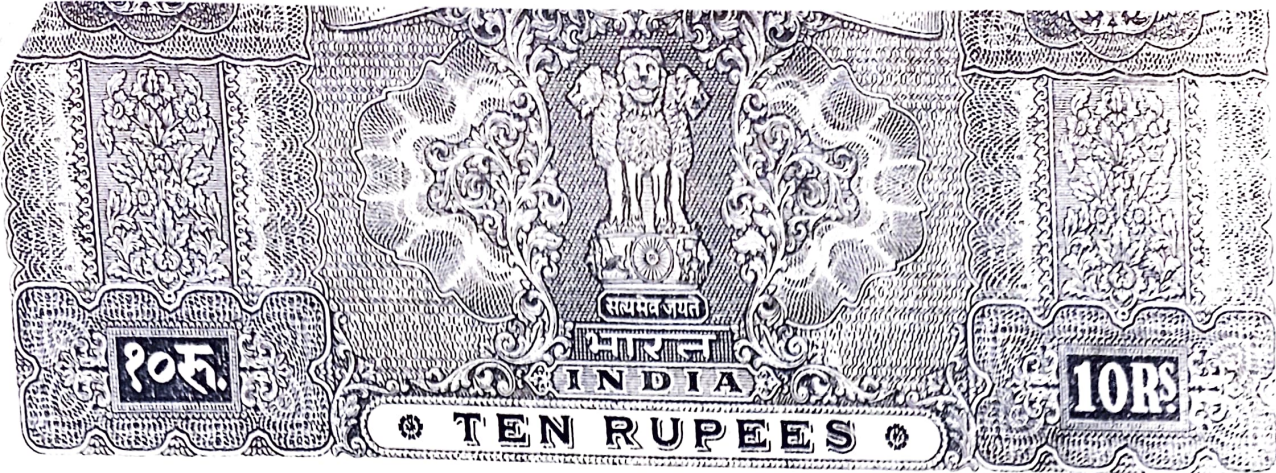
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-: 4 :-

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Sub-Registrar, Alipore. There is a common passage 5 ft. wide running east to west situated to the north of premises No. 30/1, Banerjee para Lane, for use of all adjacent buildings.

AND WHEREAS the Vendor, as the absolute owner of the house proposed to sell out and the purchasers agreed to purchase hereto in the ground floor a portion of the said main building as described herein and also fully in the attached schedule below as a residential flat comprising two bed rooms, one sitting room with an ingress and egress door on the eastern side for the flat, one kitchen with asbestos roof, one mezzanins room, one garage, one bath and two privies, a small inner verandah on the south side, a separate underground water-reservoir, overhead tank and a pump set for the flat and western part of the small courtyard separated by a wall raised on the edge of the Vendor's underground reservoir upto the iron sky-grill protecting and entry from above but open to light and air, and the purchaser

pump house

ACG 19 C Proclamation

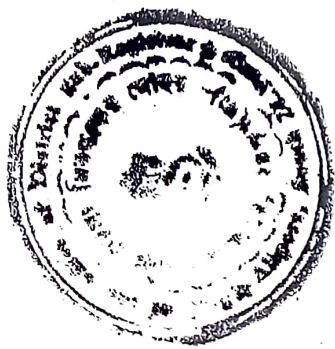
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pump house is built on the north-west portion of the Vendor's underground reservoir, and a narrow common passage running north to south having entry through a door on the northern side from 5 ft. wide common passage for sweeper to attend the septic tank privies and drains and a small narrow passage running east to west by the side of the garage from an eastern side door for sweeper to clean and wash the partly open and open and partly covered drain for joint use of the Vendor and the purchasers all at an agreed price of Rs. 1,00,000/- (Rupees One lac) only. The purchasers will have their electric meter box fixed at a suitable place within a reasonable time within their flat area.

NOW THIS DEED witnesseth that in pursuance of the proposal for sale made by the Vendor and the agreement to purchase by the Purchasers and in consideration of the sum of Rs. 1,00,000/- (Rupees One lac) only paid by the Purchasers to Vendor, simultaneously with the execution of these presents, the receipt of which the Vendor does hereby admit, and acknowledge and the Vendor as the absolute owner of the ground floor portion described above and more fully in the schedule attached hereto below does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said purchasers free from all encumbrances all that the residential ground floor flat described above hereby sold to the purchasers known as premises No. 30/1, Banerjeepara Lane, Calcutta - 700 031, under P.S. Kasba, District - South 24-Parganas.

AND THUS all right,

Latika

AND THUS all right, title, interest, claim and demand whatsoever of the Vendor in, to or upon the said ground floor flat and every part thereof TO HAVE AND HOLD the same unto and to the use of the Purchasers, their heirs, executors administrators and assigns absolutely and for ever together with the copies of the title deeds, writings and muniments and other evidences of title. AND THE VENDOR does hereby covenant with the purchasers, their heirs, executors, administrator, representatives and assigns that notwithstanding any act, deed or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seised and possessed of the said sold out ground floor property free from any incumbrance, attachments or defects in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in the manner aforesaid and to get the property recorded in their name on all records. The Purchasers will be liable to pay all rates and taxes payable for the sold out premises from the date of execution of this Deed and Khas possession given by the Vendor and for no arrears. And the Purchasers shall without disturbing the existing construction of the building hereafter peaceably and quietly hold, possess and enjoy the sold out ground floor flat in khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under her. And the Vendor, her heirs, administrator or assigns further covenants that she or they shall at the request and costs of the purchasers, their heirs, administrators, executors or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further or more perfectly conveying and assuring



Latika

a small passage running east to west by the side of the garage having entry from an eastern side door for sweeper to clean and wash the partly open and partly covered drain for joint use of the Vendor and the purchaser known as premises No. 30/1, Banerjee para Lane, Calcutta - 700 031, under P. S. Kasba, District : South 24-Parganas forming part of 2 K. 6 Ch. 39 Sft. land.

Signature of attesting :

Witnesses

1. Ajayashree Chatterjee  
30/1, Banerjee para Lane  
Calcutta - 700 031 26/9/91  
Zola
2. N. VENKATACHALAM  
2D VENUS APARTMENT  
9 MAYFAIR ROAD  
CALCUTTA 700 019.  
26-9-91

Latika Chatterjee

Signature of the Vendor

Received from the Purchaser the sum of Rupees One Lac as per -

Memo of Consideration.

- i) Cheque No, 351141 dt.25.8.91 Rs.15,000/-
  - ii) Cheque No. 348121 dt.25.8.91 Rs.10,000/-
  - iii) Pay Order No.526895 dated 25.9.91 Rs.40,000/-
  - iv) Pay Order No.526894 dated 25.9.91 Rs.35,000/-
- Rs. 1,00,000/-

(Rupees One lac only)

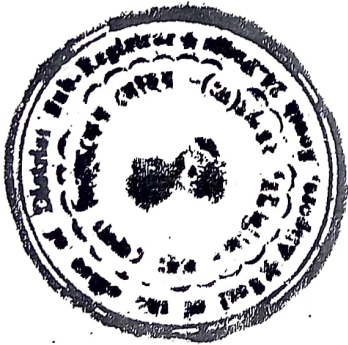
Latika Chatterjee

Signature of Vendor

Witness

1. Ajayashree Chatterjee  
30/1, Banerjee para Lane  
Calcutta - 700 031  
Zola
2. N. VENKATACHALAM  
26-9-91

Drafted and prepared by  
offr.



Director w/a P.O.  
South M. Bangalore  
27.9.91



Handwritten notes and stamps, including a date stamp 27/9/91 and a signature.

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