

3-9

P 2425

4

4444

1000Rs.



1-55  
27/3  
19/000  
4000  
235

Stamp duty under the Indian Stamp Act-1929 as amended  
by the Indian Stamp Act-1953 as amended  
by Act-XI of-1954 & section 59 (1) of the Calcutta  
Improvement Act-1911. Schedule  
Rs. 2374  
Stamp duty paid under the Indian Stamp Act,  
1959 of Assam in-1964 Rs.  
Additional duty paid under the Calcutta Improve-  
ment Act-1911 Rs. P.  
Total Rs. 539/-

Stamp duty of the W. & P. provision of under  
Value of Instrument: Rs 1000  
Market Value Assessed Rs. 223440  
Stamp Duty of Rs. 12155

2/10/02

Dist. Sub-Registrar III  
Siliguri, South 24-Parganas

A-539/-  
8 7/-  
H-22/-  
mls 4/-

Dist. Sub-Registrar III  
Siliguri, South 24-Parganas

A 539/-  
8 7/-  
H 22/-  
mls 4/-  
578

S. S. D. Rs. 12155/-  
vide D.D. No. 071347

Dated 3/8/02  
D.A. Rs. 1914/- Paid

D.S.R.-III  
4-Pcs. (S)  
6/8/02

THIS DEED OF SALE made this the 27<sup>th</sup> day of  
March, Two thousand and two (2002) A.D. BETWEEN  
(1) SRI ASHUTOSH SAHA, son of Upendra Chandra Saha,  
by faith- Hindu, by occupation-Service and (2) SMT. SOV  
SAHA, wife of Sri Ashutosh Saha, by faith- Hindu, by  
occupation-Housewife, both are residing at C-4, Purba  
Dighanta, Santoshpur, P.S.Kasba at present Purba Jadavpu

1000Rs.



- 2 -

Kolkata- 700 075, both hereby after called and referred to as the "V E N D O R S" ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns ) of the ONE PART.

A N D

SMT. JHARNA MONDAL, wife of SRI JITEN MONDAL, by faith Hindu, by occupation-Business, residing at 2/86, Mukundapur, Police Station Purba Jadavpur, Kolkata- 700 099, AND

SRI SUDHENDU SARKAR, Son of Late Surendra Nath Sarkar, by faith Hindu, by occupation-Business, residing at 43/8G, Jheel Road, New Land, P.S.Kasba, Kolkata- 700 031, both hereinafter called and referred to as the "PURCHASERS" ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the OTHER PART.

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1000Rs.



- 3 -

WHEREAS the Vendors herein have purchased all that piece and parcel of Sali land measuring more or less 3 cottahs 7 chittaks situated in Mouza Nayabad, Touzi No.56, R.S.No.3, J.L. No.25, C.S.Khatian No.5, 6, R.S.Khati No.117, C.S.Dag No.102, R.S.Dag No.195, 196, P.S.Kasba, at present Purba Jadavpur, District 24-Parganas (South) now within the limits of the Calcutta Municipal Corporation, Jadavpur Unit, Borough No.XII, And being known and numbered as premises No.555, Nayabad, Kolkata, Ward No.109, by virtue of a registered sale deed vide Book No.1, Deed No.6568 dated 19.4.1986 of D.R.Alipore, 24-Parganas (S) from its the then owner, with valuable consideration mentioned there and since purchase have been jointly possessing enjoying and occupying the said property having mutated their names with the Calcutta Municipal Corporation, vide Assessee No. 31-109-08-0555 in their names and have been paying the rates and taxes regularly.

AND WHEREAS now being in urgent need of cash money the Vendors herein have offered to sell the said sali land

contd /p-4

500Rs.



- 4 -

measuring more or less 3 cottahs and 7 chittaks lying and situate in Mouja Nayabad, J.L. No.25, C.S.Khatian No.5,6 R.S.Khatian No.117, C. S. Dag No.102 and R. S. Dag Nos. 195 and 196, P.S.Kasba, now Purba Jadavpur, District South 24-Parganas, Jadavpur Unit, Ward No.109 within the limits of the Calcutta Municipal Corporation being premises No. 555, Nayabad and which is morefully and particularly described in the schedule hereunder written and specifically shown in the annexed plan delineated with 'RED' border at and for the total consideration price of Rs 50,000/- (Rupees fifty thousand) only being free from all encumbrances liens and attachments whatsoever nature or manner having good clear and marketable title along with all easement rights.

AND WHEREAS the Purchasers herein have agreed to purchase the said land mentioned in the schedule hereunder written at the aforesaid consideration price.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum

contd /p- 5

of Rs 50,000/- (Rupees fifty thousand) only paid to the Vendor by the Purchaser herein on or before the execution of these presents ( the receipt whereof the Vendors do hereby admit and acknowledge by the Memo of Consideration hereunder written) the Vendors as beneficial owners by these presents, indefeasibly grant, sell, convey, transfer, assign and assure unto the Purchasers ALL THAT the said sali land measuring more or less 3 cottahs 7 chittaks comprised in and forming part of R.S. Dag Nos. 195 and 196 under R.S.Khatian No.117 corresponding to E.S.Dag No.102 under C.S.Khatian No.5 and 6 of Mouja Nayabad, J.L. No.25, P.S. Kasba now Purba Jadavpur, District South 24-Parganas, now within the limits of the Calcutta Municipal Corporation, Jadavpur Unit, Ward No.109, Borough No.XII, premises No.555 , Nayabad and which is morefully and particularly described in the schedule hereunder written and specifically shown in the annexed plan delineated with 'RED'border OR HOWSOEVER OTHERWISE the said land now are or is or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all ways, walls, yards, court-yart, path, passage, benefits, advantages, rights, liberties, easements, privileges, appendages and appurtenances and all easementary right over the common passage and all rights whatsoever to the said property as hereby sold or any part thereof belonging to or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and all the estate, right, title, inheritance, use, trust, property , claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or every part thereof hereby granted, sold, conveyed and transferred or expressed or

intended so to be with the rights, members, and appurtenances UNTO AND TO THE USE of the Purchasers forever and the Vendors hereby for themselves, their heirs, executors, administrators, legal representatives covenant with the Purchasers that NOTWITHSTANDING any act, deed or thing whatsoever by them or by any of their predecessors-in-title done or executed or knowingly suffered to the contrary, they the Vendors now have in themselves good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and subject to such manner or condition the Purchasers shall hold and enjoy the property in perpetuity without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the same or from or under any of their predecessors-in-title and that free and clear, freely and clearly, absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part

SIDE PLAN OF R.S. DAG NO- 195.196

OF MOUZA NAYABAD. J.L. NO- 25

R.S. KHATIAN NO- 117, G.M.C. WARD NO- 109 same the Vendors at

P.S. KASBA (PURBA JADAVPUR) the Purchasers do and execute or

DIST- 24 PARAGANA (SOUTH) all such acts deeds and things

SCALE - 1" IN - 32'-0"

for further better and more perfectly assuring  
the said property and every part thereof UNTIL AND TO THE

use of the Purchasers according to the true intent and meaning  
NET LAND - 3 K 3 CH 5 SFT

of the presents and further that the Vendors shall at all times  
ROAD - LAND - 0 - 13 CH 40 SFT

hereafter indemnify and keep indemnified the Purchasers  
PURCHASED LAND SHOWN IN RED

against all losses, damages, costs, charges and expenses,  
of any kind, suffered by reason of any defect in title of the

land or any breach of the covenants herein and further

that the Vendors covenant that the said land hereditaments  
40'-0" ROAD

shall hereafter be sold and conveyed unto the Purchasers

free from the subject matter of any Debutter, pirotter, Wakf

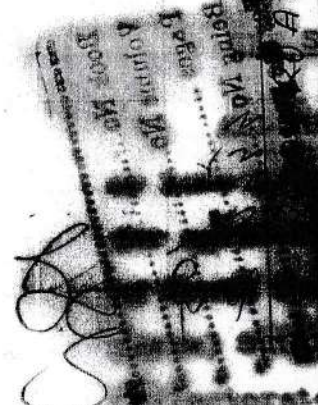
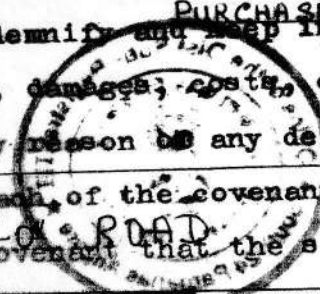
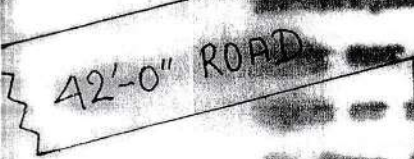
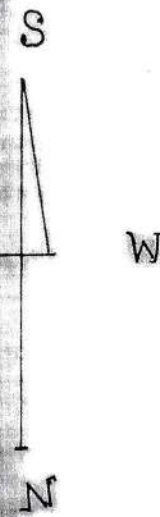
or any other charge which has been acquired by any public or private

authority and notice for its acquisition has been served

on the Vendors and that the said property

is free from all encumbrances as hereinabove stated.

all encumbrances as hereinabove stated.



SCHEMILE ABOVE REFERRED TO

measuring more

and 7 (seven) chains, being used

lying and situated in the District

Police Station Purba Jadavpur, Eastward

of the office at Sealdah, Mouza Nayabad,

Plot No. 56, R.S.No. 3, J.L. No. 25, C.S. Khatian

Nos. 5 and 6, R.S. Khatian No. 117, C.S. Dag No. 102, R.S. Dag

Nos. 195 and 196, now within the limits of the Calcutta

Municipal Corporation, Jadavpur Unit, Ward No. 109, Borough

No. XII, premises No. 555, Nayabad, Assessee No. 31-109-08-05

thereof from under or in trust for the same the Vendors at the requests and costs of the Purchasers do and execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof UNTO AND TO THE use of the Purchasers according to the true intent and meaning of these presents and further that the Vendors shall at all times hereafter indemnify and keep indemnified the Purchasers against all losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the Vendors or any breach of the covenants herein and further that the Vendors covenant that the said land hereditaments and premises hereby sold and conveyed unto the Purchasers is not the subject matter of any Debutter, pirotter, Wakf Estate, nor it has been acquired by any public or private body nor any notice for its acquisition has been served upon or received by the Vendors and that the said property is free from all encumbrances as hereinabove stated.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali land measuring more or less 3 (three) Cottahs and 7 (seven) Chittaks being used for agricultural purpose, lying and situate in the District of South 24 Parganas, Police Station Purba Jadavpur (Earstw Kasba) Sub-Registry office at Sealdah, Mouja Nayabad, Collectorate Touzi No.56, R.S.No.3, J.L. No.25, C.S.Khatian Nos. 5 and 6, R.S.Khatian No.117, C.S.Dag No.102, R.S.Dag Nos. 195 and 196, now within the limits of the Calcutta Municipal Corporation, Jadavpur Unit, Ward No. 109, Borough No. XII, premises No.555, Nayabad, Assessee No.31-109-08-06

12  
10M 70  
R.29  
29  
210



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and the said land is specifically shown in the annexed plan delineated with 'RED' border being butted and bounded as follows:

ON THE NORTH : P - 14 Land -

ON THE SOUTH : 40' wide Road -

ON THE EAST : 42' wide Road -

ON THE WEST : VACANT LAND

IN WITNESSES WHEREOF the Vendors have hereunto set and subscribed their respective signatures on this the day month and year first above written.

Witnesses

1. Goshia Behari Jang  
2/72 Mukunda Pore  
P.O. Kalika Pore  
KOL-99

2. BHOLA DHARA  
Mayabes,  
(Banspara)  
KOL-99

1) Bansara Jang

2) Sova Saha

SIGNATURE OF THE VENDORS.

contd /p-9

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned consideration price of Rs 50,000/- (Rupees fifty thousand) only being full and final payment in the following manners:-

By Cash

with RBI Notes of Rs 100/- each x 500 pieces Rs 50000/-  
(Rupees fifty thousand) only.

Witnesses

1. Gostha Behari Das,  
272 Mukunda Bose  
Po. Kalindia Pore  
KOL - 99
2. BHOLADHARA  
Naya Baid,  
(Daspore)  
Col - 99

1. Dash

2. Sova Saha.

Signature of the Vendors.

Drafted by me.

D. Chakravarty  
Advocate  
Alipore Criminal Court.

Typed by me.

P. Das.  
(Panchu Das)  
Alipore Criminal Court,  
Calcutta-700 027



*[Handwritten signature]*  
Dist. Sub-Registrar III  
Alipore, South 24-Parganas  
27-3-02



*[Handwritten signature]*  
Dist. Sub-Registrar III  
Alipore, South 24-Parganas  
309-02

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Book No. ....  
Volume No. 105  
Pages .....  
Being No. 4444  
For the year 2002