

EN-1180 (3)

2820

776

2715

3000Rs.



Administrative stamp with text in Hindi and English, including 'Under the Indian Stamp Act, 1899' and 'Section 1A No. 2215'.

Handwritten notes and calculations:

1/204	A 11000
5	3
9	55
4/20	25
4/10	4
4/20	1235

Handwritten signature and date: 2-8-95. Below it, a stamp from the 'SBI S.P. Calcutta' with the text: 'Cheque No. 488534 dt. 24/7/95 for Rs. 4500/- has been paid as defect stamp'.

THIS DEED OF SALE made this the 29th day of June One thousand Nine hundred and ninety-five BETWEEN (I) SMT. MANJU DEVI, widow of Late Vishvendra Kumar, by occupation- Housewife, (2) SRI YASH KUMAR, son of Late Vishvendra Kumar, by occupation- Businessman, (3) KAVITA KUMARI, daughter of Late Vishvendra Kumar, by occupation- Student, all by faith- Hindu, all are residing at Premises No. 9/5, Talbagan Lane, Park Circus, Calcutta - 700 017, P.S. Beniapur, Calcutta, hereinafter called the "VENDORS" (which expression shall unless repugnant to the context be deemed to include their heirs, executors, administrators, representatives and/or assigns) of the ONE PART : A N D : SRI SUBRATA GHOSH, son of Late Probodh Ch. Ghosh,

2416(1)

Subrata Ghosh
215 P. A. State De
3000 - 24/5/95 [C-13]



24/5/95

Government of West Bengal
24/5/95

Subrata Ghosh 2416(1) 3000
3000
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2416(1)

1) Subrata Ghosh Kanya Kumari
2) yash Kumaar of Kalyan
Kalyan Kumaar + 3) Kanta (Manju Deer) Subrata Ghosh
Kanya of Kalyan Kumaar
all of 9/5 Talangan dose C-17

Manju Deer

Jayanta

Asst. Secy. Kumaar, Bahal. (Jayanta)

Asst. Secy. J. G. Court at Agartala
29.6.95 Kanta Kumari

Identified by me.

Asst. Secy. Kumaar Bahal
J. G. Court at Agartala
29.6.95

When expression of the
deponent is disposed by

29.6.95



// 2 //

by faith- Hindu, by occupation- Consulting Engineer, residing at Premises No. 215, Prince Anwar Shah Road, P.S. Jadavpur, Calcutta - 700033, within the District of South 24-Parganas, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the OTHER PART :

WHEREAS One Sri Vishvendra Kumar was lawfully seized and possessed of all that piece and parcel of Raiyat Sthitiban Vacant land by measurement more or less 6 cottahs of land situated and lying at comprised in and portion of Dag No. 3019, Khatian No. 1026 in Mouza- Jagatdal, Police Station- Sonarpur, S.R. Office- at Sonarpur, within the District of South 24-Parganas, more particularly described in the Schedule hereunder by purchase from One Sri Sri Lakshmi Janarddan Thaku and others in the year 1981.



2416(i)
 Sold to ~~Subram~~ ~~Chokk~~
 215 P.P. ~~Shah~~ ~~De~~
 3mm - 24/5/95 - Car-37

~~Subram~~
 24/5/95

2416(i) . 3mm -
 3mm -
 100 -

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6/25/1995
 asst. Registrar of Assurances
 Madras, India

10RS.



// 3 //

AND WHEREAS the said Vishvendra Kumar died on 28th June, 1992 intestate leaving behind him his sole heirs viz. Vendor No. 1 being wife of the deceased, Vendor No. 2 being the only son of the deceased who as heirs and successors and Vendor No. 3 being the only daughter of the deceased, who as heirs and successors inherited the property according to Hindu Succession Act by which they are governed in equal shares alongwith other properties inter-alia of the deceased and thus they were seized and possessed of the property as stated hereinabove.

AND WHEREAS the said property was part and parcel and/or portion of the property belonging originally to one Kailash Chandra Dey who after installing the Sri Sri Lakshmi Janardhan Thakur, Sri Sri Vairavexwar Shib Thakur and Sri Sri Kailash Nath Shib Thakur in his native place in Mouza- Jagatdal in P.S. Sonarpur, District- South 24-Parganas, some time in the year 1981 absolutely dedicated all his lands and immovable properties including the property mentioned in the Schedule therein dedicated unto and in favour of the said deity by a Deed of Arpannama and /or Endowment dated 11th April, 1908 whereby he was appointed as the First Trustee.

contd.....p/4.



7416(3)

Sold to ~~Subrata~~ Subrata Cross
245 P.A. Shah St.
107 245/55 Cal. 33

6/1/95
Stamp: ~~Stamp to be cancelled~~

7416(3) - 100
- 100
- 100
300



6/30/95
Registrar of Assurances
Calcutta, No-1

AND WHEREAS by the said deed of Arpannama and/or Endowment dated 11th April, 1903 the said Kailash Chandra Dey appointed one Haridas Dey as a Shebait and in succession other Shebait for the management and administration of the said Deity namely Lakshmi M Janardhan Thakur and others as per the aforesaid deed of Arpannama and/or Endowment.

AND WHEREAS a dispute arose over the management and administration of the said Deities amongst the Shebait and administrative suit being suit numbered as T.S. 3491/1948 Sri Sri Lakshmi Janardhan Thakur and other-vs- Kanailal Dey and others was instituted in the Hon'ble Court at Calcutta by the said Deities as well as by Satyabati Dasi, Rahit Kumar Dey and other against Kanailal Dey and others for administration of the Debuttar Estate belonging to the Deities AND WHEREAS by an order of the Hon'ble High Court at Calcutta dated 20th day of March, 1980 Sri Girindra Krishna Dutta, Receiver Advocate appointed and he was also directed to sell several plots of property after measurement and/or private property treaty after proper advertisement in Newspaper.

AND WHEREAS a plan was prepared of the whole land belonging originally to Kanailal Dey who install the deity covering an area of 2 Bighas 6 cottahs 10 chittaks and 6 square feet more or less appertaining to Mouza- Jagatdal, within the District of 24-Parganas(South), Khatian No. 1026, Dag No. 3019, and Dag No. 4389/3019, more particularly described in the Schedule therein.

AND WHEREAS upon the order of Hon'ble High Court at Calcutta a Deed of Sale was executed on the 18th day of September, 1981 at the Calcutta Registration Office presented by Sri Girindra Krishna Dutta Receiver/Advocate of Calcutta High Court who was appointed as Receiver by the Hon'ble High Court at Calcutta dated 20th March, 1980 in Administration Suit No. 3491/1948 Sri Sri Lakshmi Janardhan Thakur and others -vs- Kanailal Dey and others out of the Debuttar Estate of the Deities covering total land of 2 Bighas 6 cottahs 10 chittaks 6 sq.ft.



30/8/95

Asst. Registrar of Assurances
Calcutta, India

By Sri Lakshmi Janardhan Thakur and other Thakur of the First Part and Rohit Kumar Dey and others being Confirming parties of the Second Part and Sri Girindra Krishna Dutta the said Receiver of the Third Part and Vishvendra Kumar , son of Late Hardutt Rai Gupta of the Fourth Part who is the Purchaser in respect of 6 cottahs of land out of total land of 2 Bighas 6 cottahs 10 chittaks 6 square feet within the said Mouza- Jagatdal, P.S. Sonarpur, in R.S. Sonarpur, District- South 24-Parganas, by virtue of a Deed No. 7953 for the year 1981 entered in Book No. I, Volume No. 372, Pages from 113 to 135, and presented for registration by the said Girindra Krishna Dutta by 18th day of September 1981 of the Calcutta Registration Office.

AND WHEREAS Sri Vishvendra Kumar after the purchase of the land being more or less 6 cottahs delineated in the annexed plan thereto from the Court Sale in the Case as described hereinbefore and being in a lawful possession of the said property more particularly described in ~~the~~ the schedule "A" hereunder.

AND WHEREAS while in occupation and possession of all that piece or parcel of danga land measuring more or less 6 cottahs of land situate lying at and comprised and portion of Dag No. 3019, recorded in Khatian No. 1026, Mouza- Jagatdal, P.S. Sonarpur, S.R. Office at Sonarpur, within the Municipality at Rajpur, District of South 24-Parganas, Out of total land measuring 2 Bighas 6 cottahs 10 chittaks 6 square feet, by purchase from Court Sale as aforesaid under Deed No. 7953 , Volume No. 372, in the year of 1981, Book No. I, Pages ~~XXX~~ 113 to 135, by the dated 18th day of September, 1981 and registered in the Registrar of Assuance at Calcutta and since the date of purchase the said Vishvendra Kumar while in occupation and possession of the said land as owner thereof died on 28.06.92 intestate leaving behind his heirs, namely Smt. Manju Devi widow of the said late Vishvendra Kumar being Vendor No. 1, Sri Yash Kumar only major son of the said Late Vishvendra Kumar being the Vendor No. 2 and No. 3 Kavita Kumari, daughter of the said Late Vishvendra Kumar being the Vendor No. 3, and who according to the ~~XX~~ Hindu succession Act inherited all the properties and estate of the late Vishvendra Kumar and accordingly become the owner



6 30th 95

~~Joint Registrar of Companies~~

~~Calcutta~~

as heir and successor to the estate of the said deceased Vishvendra Kumar and living as Hindu undivided family . AND WHEREAS the heirs, and /or successors to the said estate of Vishvendra Kumar being Vendor No. 1,2,& 3 under this Deed is in urgent necessity of cash money for the beneficial interest of all concerned deem it urgently necessary for the sale of the land concerned as described in the Schedule hereunder and get cash money and as such was on the look out for a suitable buyer who will pay the marketable price for the land to the Vendors concerned .

AND WHEREAS the Purchaser was ~~XXXXX~~ interested in buying a plot in the locality and vicinity concerned got information from his/her friends and acquaintance went to sell the plot concerned and accordingly contacted the Vendors concerned.

AND WHEREAS the Purchaser being satisfied that his/her purpose will be served by the Purchase of the same approached the Vendors for fixation and determination of a suitable price for the land concerned.

AND WHEREAS the consideration price of the ^{one} ~~veent~~ danga land measuring more or less 6 cottahs more particularly described in the Schedule "A" hereunder was fixed Rs. 10,000/- (Rupees Ten thousand only) per cottahs and accordingly total consideration price for the plot worked out of Rs.60,000/- (Rupees Sixty thousand) only, which the Purchaser agreed to pay the Vendors on the due execution and registration of the Deed of Conveyance.

AND WHEREAS according to the Agreement entered between the Vendors and Purchasers the Purchaser was given the Title Deed of the plot concerned and was asked to search for the title concerned and if the title was found to be all right in all respect and free from all encumbrances liens and attachments whatsoever and Vendors having good and marketable title the purchaser will purchase the plot concerned.

AND WHEREAS the Purchaser today makes payment to the said Vendors who are the sole and absolute owners of the property of the total consideration price of the property being Rs. 60,000/- (Rupees Sixty thousand) only, ~~as~~ the land concerned measuring more or less 6 cottahs of land more particularly described in the Schedule hereunder and shown and delineated in RED border lines.



30/11/98
Asst. Registrar of Companies
Calcutta, West

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 60,000/- (Rupees Sixty thousand) only, paid by the Purchaser to the Vendors the total sum of Rs.60,000/- (Rupees Sixty thousand) only, being agreed as the price of the property being 6 cottahs more or less of Danga land situate and lying at and comprised in portion of Dag No. 3019, Khatian No. 1026, J.L. No.71, Mouza- Jagatdal, P.S.Sonarpur, S.R. Office at Sonarpur, within the local limits of Rajpur Municipality, in the District of South 24-Parganas, more particularly described in the Schedule hereunder and shown and delineated in annexed plan in RED border lines and the receipt of the amount whereof the Vendors hereby acknowledge and admit and hereunder a grant, convey, sale, transfer, assign and assure all his/her /their estate and interest in the Schedule property with all appurtenances together with trees, ditches, ways, water, water-courses, right, liberties, privileges, easements, whatsoever to the land described in the Schedule.

AND ALL the estate right, title, interest, claim and demand whatsoever of the Vendors unto or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns absolutely and forever together with title deeds, writings, muniments, and other evidence of title AND THE VENDORS do hereby covenant with the Purchaser, their heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds, or things hretobefore done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from any encumbrances attachments or defects in title and/or the property is not the subject to any acquisition by the Govt. or by any other authority and is not subject to any litigation authority whatsoever and that the Vendors have full power and absolute authority to sell the said property to the Purchaser aforesaid and the Purchaser shall hereafter peceably peacefully and quitely hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any person or persons claiming through or under them and further that the Vendors their heirs, executors, administrators, and assigns to save harmless indemnify and keep indemnified the Purchaser his



[Handwritten signature]
Asst. Registrar of Companies
Calcutta

heirs, executors, administrators, legal representatives and assigns from or against all encumbrances charges and equities whatsoever AND the Vendors their heirs, executors, administrators, or assigns further covenant that he/they shall at the request and cost of the Purchaser his heirs, executors, administrators, representatives and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of the Deed.

// THE SCHEDULE "A" OF THE PROPERTY TO BE CONVEYED //
// HEREUNDER REFERRED TO ABOVE //

ALL THAT piece and parcel of Rayat Sthitiban land recorded as Danga measuring more or less 6 cottahs situate and lying at and being comprised in and portion of Dag No. 3019, Khatian No. 1026, J.L. No.71, of Mouza- Jagatdal, at present under the local limits of Rajpur Municipality, within Police Station Sonarpur, Sub-Registration office- Sonarpur, in the District of South 24-Parganas, R.S. No. 52, Touzi No. 233, which has been shown and delineated in the annexed Map or Plan hereto in RED border lines, together with all easement and usement rights are the said property hereby sold and transferred by the Vendors to the Purchaser, and the said property is butted and bounded below :- *The land is used for agricultural purpose.*

ON THE NORTH :- Land of Dag No. 3019.

ON THE SOUTH :- Land of Dag No. 3018.

ON THE EAST :- Portion of Dag No. 3019.

ON THE WEST :- Portion of Dag No. 3019.

Fr. anji Devi



9
30/6/95

Regl. Registrar of Assurances
Calcutta, West Bengal

IN WITNESS WHEREOF the above named Vendors have hereunto set and subscribed their respective hands and seals on the day, month and year first above written :-

In the presence of :-

- | | |
|---|-----------------------------------|
| 1) Yojendra Kumar Gupta
9/5 Talbagan Lane
Park Circus Calcutta 700017 | 1. / Manju Devi |
| | 2. / <u>Jasraj</u> |
| 2) Hari Prasad Bhowmik
Alipore Police Court
Cal-27 | 3. / <u>K. K.</u>
Kamala Kumar |

.....
SIGNATURE OF THE VENDORS.

RECEIVED of and from the within named Purchaser, the within mentioned sum of Rs. 60,000/- (Rupees Sixty thousand) only, being by the Vendors, the full and final consideration money, being as per memo hereunder written :-

// MEMO OF CONSIDERATION //

By The total consideration money being Rs. 60,000/- payable to Smt. Manju Devi and others is paid to them by handing over a Cheque being Manager's Cheque bearing dt. 9.6.95 , vide No. 674017 by Uco Bank , P.A. Shah Road , Calcutta in favour of the said Manju Devi amounting to Rs. 60,000/- (Rupees Sixty thousand) only.

WITNESSES :-

- | | |
|---|--------------------|
| 1) Yojendra Kumar Gupta
9/5 Talbagan Lane
Park Circus Calcutta 700017 | 1. / Manju Devi |
| | 2. / <u>Jasraj</u> |
| 2) Hari Prasad Bhowmik
Alipore Police Court
Cal-27 | 3. / Kamala Kumar |

.....
SIGNATURE OF THE VENDORS.

Drafted by me :-
Ajit Kumar Choudhury
Jasraj's Const. Auth.
Alipore
Typed by me :-
Partimol Kumar Mondal
Alipore Police Court, Cal-27.

Registered in
BOOK No. 1
Volume No. 71
Pages 132 to 141
Filing No. 2715
of the year 1924



Sd/- Registrar of Assurance
Calcutta, No-1

31-10-95



Sd/- Registrar of Assurance
Calcutta, No-1

30/6/15

471
2/1/24

PLAN OF LAND APPERTAINING TO C-5-DAG NO-3019

UNDER KH NO- 1026 AT MOUZA- JAGADDAL OF

TD-71 P.S. SONARPUR DIST- 24 PARGANAS(S)

AREA OF LAND SOLD MEASURING :- 6140 CHOSFY

SCALE :- 33 1/4" INCH

REF :- PURCHASED LAND SHOWN IN RED BORDER.

PRESENT BUYER :- SUBRATA GHOSH

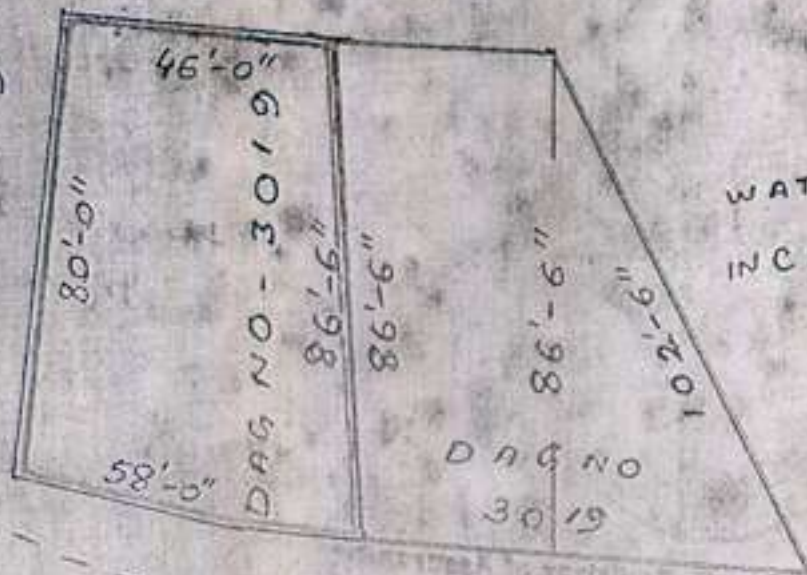
VENDOR :- SMT. MANJU DEVI & OTHERS



DAG NO
3019

Manji Devi
Janki Devi
Kavirat Kumari

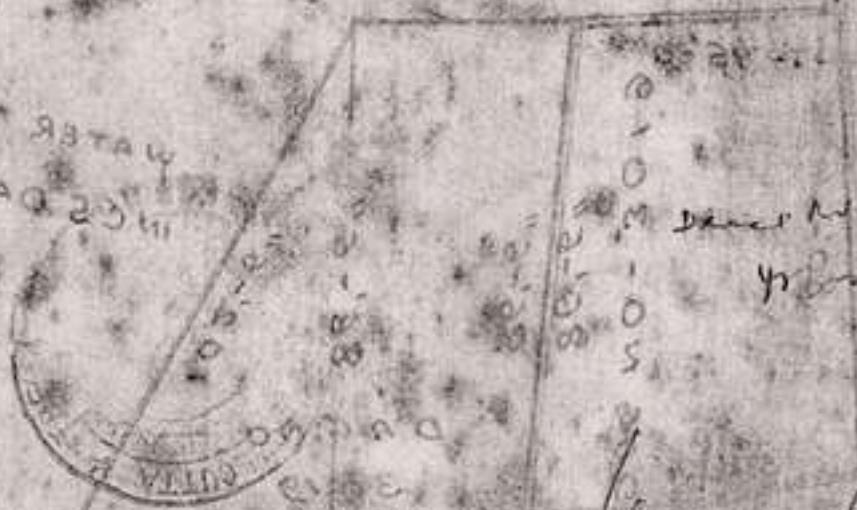
DAG NO-3019



WATER TANK
INCS DAG NO 3019

VENDORS SIG

DRAWN BY
S. DEY



2715
1895

Registrar of Assurance
Calcutta, No. 1

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