



A. No. 5015 (10) dt. 19.7.2000.  
 Sold to Sri/Smt. Achinta Nandi & others.  
 Address: 412, Romi Baskrami Leagam,  
 P.S. Karua Cal-75.  
 Rs. 10000/-  
 6/9/2000  
 Sub-Registrar,  
 Alipore Treasury, South 24 Parganas

1 c - 10000/-  
 1000x2 - 2000/-  
 1 c - 500/-  
 1 c - 400/-  
 1000x4 - 50/-  
 1000x4 - 10/-

Presented for Registration at  
 12-15 A.M. P.M. on the 29th  
 day of Aug 2000  
 at the Sub-Registrar Office  
 Alipore, South 24 Parganas by  
 the Executant/Claiment or one of  
 the Executant/Claiments or  
 Attorney for



NAME: Supriya Munshi  
 S/o. W/o. D/o. Anisur Munshi  
 of P.O. Jagatpura Park,  
 District South 24 Parganas  
 by Caste Hindu/Muslim  
 by Profession: H. wife

District Sub-Registrar-II  
 Alipore, 24 Parganas (South)  
 29.8.2000

Supriya Tanhi

5482

Supriya Tanhi

NAME: Debayan Chakraborty  
 S/o. W/o. D/o. Subhas Chakraborty  
 of D.P.K. Housing Complex,  
 Nayabad, Burdwan, Cal-78  
 Dist South 24 Parganas  
 by Caste Hindu/Muslim  
 by Profession

Debayan Chakraborty  
 S/o. Subhas Chakraborty  
 D.P.K. Housing Complex,  
 Nayabad, Burdwan,  
 Cal-78.

District Sub-Registrar-II  
 Alipore, 24 Parganas (South)

29.8.2000



: 2 :

otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators and assigns) of the "ONE PART" :

A N D

(1) SMT. ANJALI NANDY, wife of Late Swadesh Ranjan Nandy, by religion - Hindu, by occupation - Housewife, (2) SRI ACHINTYA NANDY, son of Late Swadesh Ranjan Nandy, by religion - Hindu, by occupation - Service, and (3) SRI JAYANTA NANDY, son of Late Swadesh Ranjan Nandy, by religion - Hindu, by occupation Service, all residing at 412, Rani Rashmoni Bagan, Santoshpur,

...P.S.

Sl. No. 5015(10) dt. 19.7.2000.  
Sold to Sri/Smt. Achinb Nandi & others.  
Address. 412, Rani Bahmani Bagam.  
Rs. 1000/- P.S. Karla Cal-75.

19/7/00  
Stamp Clerk,  
Alipore Treasury South C.F.



Sub-Registrar  
Alipore (South)

... (1) ...  
... (2) ...  
... (3) ...  
... (4) ...  
... (5) ...  
... (6) ...  
... (7) ...  
... (8) ...  
... (9) ...  
... (10) ...



: 3 :

P.S. - Kasba, Calcutta - 700075, hereinafter referred to as the "PURCHASERS" ( which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the "OTHER PART".

WHEREAS one Subarban Agricultural Dairy Fisheries Ltd. having its Registered Office at 75, Badridas Temple Street, Gouribari, P.S. Manicktola, Calcutta, filed a suit for

...partition.





: 4 :

partition against Kumud Krishna Mondal and others  
 before the 3rd Court of Subordinate Judge at Alipur  
 being title suit No.16 of 1941 in respect of the  
 property situate under Mouza - Nayabad, under Khatian  
 No.117 and 118, Dag No.195 and 196, P.S. - Kasba in  
 the District : South 24-Parganas alongwith other  
 properties.

AND WHEREAS after hearing both the parties the Ld.  
 Court was pleased to decreed the suit in preliminary  
 ...from.



: 5 :

from and final decree was drawn and on the basis of the Ld. Commissioner's report and the necessary allotments by demarcation were made among the parties and on the basis of respective allotments the parties in suit were in possession.

AND WHEREAS one Bholanath Mondal was the Defendant No.4 in the said partition suit, and the said Bholanath Mondal during the pendency of the partition suit died intestate on 26.8.1942 leaving his widow wife Smt. Kamala Bala Mondal

...and.





: 6 :

and son Sri Gorachand Mondal as his legal heirs and representatives. And the legal heirs of Bholanath Mondal since deceased were substituted in place of said Bholanath Mondal as Defendant No.4 (Kha) and 4(Kha) in the said suit.

AND WHEREAS by virtue of the partition Sm. Kamala Bala Mondal and Sri Gorachand Mondal being the legal heirs of Late Bholanath Mondal at present residing at 81/2, Tollygunge Road under P.S. - Tollygunge, Calcutta-700033 has been allotted and demarcated 20(twenty) Bighas of

...Sali.



: 7 :

Sali land alongwith other properties and the same has been morefully described in the said schedule "MORDHENNONA" of the said final decree in Title Suit No.16 of 1941.

AND WHEREAS on the basis of the partition decree the said Smt. Kamala Bala Mondal and Sri Gorachand Mondal thus seized and possessed and enjoyed the said property after mutated their names in the office of the Municipality and paying the taxes regularly.

...AND WHEREAS.



: 8 :

AND WHEREAS said Sri Gorachand Mondal, son of Late Bholanath Mondal made a registered General Power of Attorney in favour of his mother Smt. Kamala Bala Mondal at 81/3, Tollygunge Road, Police Station - Tollygunge, Calcutta - 700033 for sale, gift, mortgage or any kind of transfer on his behalf as he is living in Canada working for gain in respect of his immovable properties.

AND WHEREAS by virtue of the said Power of Attorney and for his necessities said Smt. Kamala Bala Mondal made an Agreement

...for.



: 9 :

for Sale on 11.10.1980 of their 20 Bighas of Sali land which is situated in dag nos. R.S. 195 and 196, C.S. Dag No. 102, R.S. Khatian Nos.117 and 118, J.L.No. 25 in Mouza - Nayabad, Police Station - Kasba, in the Dist. 24-Parganas, now South 24-Parganas in respect of their respective shares in the property with Sri Sasanka Sekhar Chowdhury, s/o. Late Kali Krishna Chowdhury of 5/21, Bijaygarh, under P.S. Jadavpur, Calcutta - 700032 and Sri Dharendra Nath Moitra, son of Sri Bhuban Mohan Moitra of 2/65, Gandhi Colony, P.S. Tollygunge, Calcutta-700040 for valuable consideration.

...AND WHEREAS.



: 10 :

AND WHEREAS Sri Sasanka Sekhor Chowdhury and Sri Dhirendra Nath Moitra filed a suit for specific performance of contract in the Court of the Ld. 3rd Court of Subordinate Judge at Alipore, being Title Suit No.264 of 1982 against said Smt. Kamala Bala Mondal and Sri Gora Chand Mondal. The suit was decreed on 29.3.84 in favour of Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra with a direction to deposit the balance amount in court.

AND WHEREAS after such judgement of Mr. B.K.Lala the Ld. 3rd Court of Subordinate Judge at Alipore and in compliance with the direction Sri Sasanka Sekhor Chowdhury and Sri Dhirendra Nath Moitra deposited the balance

...amount.

: 11 :

amount of Rs.59,000/- (Rupees fifty nine thousand) only in court vide Challan No.20670(V) on 1.8.84 and after full satisfaction of the Learned Court the Sale Deed was made on 12.12.84 and duly executed a Deed registered in favour of Sri Sasanka Sekhor Chowdhury and Sri Dhirendra Nath Moitra through Court.

AND WHEREAS being in need of money said Sri Sashanka Sekhor Chowdhury and Sri Dhirendra Nath Moitra sold out their lands to different Purchasers out of which 16 (sixteen) cottahs of land has been purchased by one Smt. Minati Chowdhury, wife of Sri Prabir Chowdhury of Mahajati Nagar, Birati, by a registered Deed of Sale.

AND WHEREAS after said purchase said Smt. Minati Chowdhury sold out a plot of land 2(two) cottahs 12(twelve)chittaks 36(thirty-six).sq.ft. being Scheme Plot No.24 be the same a little more or less comprised in Dag No.195 (R.S.) appertaining to R.S. Khatian No.117, 118 of Mouza - Nayabad, J.L.No. 25, P.S. Kasba to the Vendor herein in the year 1985 by a registered Sale Deed. The said sale deed registered in the office of the District : Sub-Registrar at Alipur wherein the same has been recorded as in Book-I, Volume No.190, Pages 241 to 254, Being No.11223 for the year 1985 of the said office.

...AND WHEREAS.

AND WHEREAS after the said purchase the vendor herein mutated her name with the records of the Calcutta Municipal Corporation, wherein the said particular plot has been recorded as premises No.932, Nayabad within C. M. C. Ward No. - 109 and in possession over the said plot free from all encumbrances.

AND WHEREAS due to financial problem the vendor herein has decided to sell her said plot at or for a total price of Rs.92,500/- (Rupees ninety two - thousand five hundred) only and knowing the intention of the Vendor herein the Purchasers herein has negotiated with the Vendor herein and proposed to purchase the said plot at or for the said price as fixed by the vendor and paid the said total consideration as agreed upon.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration the sum of .Rs.92,500/- only paid by the purchasers to the vendor at or before execution

: 13 :

of this presents (receipt of which the vendor doth hereby admits; acknowledge and of and from the same and every part thereof acquit, release and discharge the purchasers, their heirs, representatives and assigns and every one of them) and also the said property the vendor lawfully owners DOTH in-defeasibly grant sell convey and transfer assign and assure this unto the purchasers their heirs, executors, representatives and assigns AND ALL THAT the said piece and parcel of land measuring more or less 2(two) cottahs 12(twelve) chittaks and 36(thirty-six) sq.ft. portion of scheme plot being No.24 be the same a little more or less known as U.B.I. DPK Housing Complex, Block-A, P.S. Kasba, morefully described in the schedule hereunder written or Howsoever otherwise the same is or are heretofore was or were situated, butted, bounded, called, known numbered described and distinguished TOGETHER WITH all areas, paths, passages, drains, water, water-course, yard and all manner or rights, liberties, privileges, easement, appendages and appurtenances walls yards, court-yards and benefit and advantage or ancient and other lights whatever belonging or in any appurtenant in the said together with all the document of title exclusively relating to the said plot of land which are now or hereafter may be in the custody or power of the vendor without any action in law A N D the reversion reminder or reminders, rents, issues and profits thereof and of every part thereof A N D all the estate, right, title, use, inheritance, trust, property claim and demand whatsoever both at law and in equity that the vendors into and upon the said property or every part

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thereof.



:14 :

thereof A N D all deeds, paths, writings and evidence on title which in any wise relate to the said property or any parcel thereof and which now are or hereafter shall or may be in the custody, power and possession of the vendor her heirs, executors, administrators and representatives or any person or persons from whom they can or may procure the same or without action or suit or at law and equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed or intended as to be with their rights numbers and appurtenances unto and to the use of the purchasers their heirs, executors, administrators, representatives and assigns for ever A N D the Vendor do hereby for themselves heirs, executors, administrators, representatives and assigns THAT notwithstanding any act deed or things whatsoever by the vendor or by any of their predecessors and ancestors in title done or executed or knowingly suffered to the contrary the vendor and at all material times hereto before and now have good right, 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 their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully and quietly claiming from under or interest for them or from or under any of their  
...predecessors.

predecessors or ancestors in title ALL THAT from and clear freely and clearly and absolutely acquitted exonerated and released to otherwise by and at the cost and expenses of the vendor well and sufficiently indemnified or from and against all and all manner or claim/claims, liens, charges, debts, attachments and encumbrances whatsoever or made or suffered by the vendor or any of their heirs, executors, predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them or from or under any of their heirs, executors, assigns shall and will from time to time and at all times hereafter at the request and cost of the purchasers their legal heirs, executors, administrators and representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for future better and more perfectly assuring the said property and every part thereof UNTO and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns and further that the vendor and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchasers their heirs, executors, administrators and against all laws, damages, costs, charges and expenses if any suffered by reason or any defect in the title of the vendor or any breach of the covenants hereunder contained.

...It.

: 16 :

It is hereby noted, that to avoid the Section 41 of Registration Act, the purchasers herein paid the full stamp duty, knowing the market value of the property from the official record, though the purchasers paid Rs.92,500/- (Rupees ninety two thousand five hundred) only to the vendor, as value of the property.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring 2 (two) cottahs 12 (twelve) chittaks 36 (thirty-six) sq.ft. sali land more or less being Scheme Plot No.24 as shown in the attached Site Plan comprised in R.S. Dag No.195, appertaining to R.S. Khatian No. 117 and 118 of Mouza - Nayabad, J.L.No.25, Touzi No. 56 in Block 'A', Police Station - Kasba, being its C.M.C. Premises No. 932, Nayabad, Street No.8, within C.M.C. Ward No.109, District : South 24-Parganas which is now used for cultivation and butted and bounded by :-

ON THE NORTH : 30' ft. wide Road;  
ON THE SOUTH : Scheme Plot No.38;  
ON THE EAST : Scheme Plot No.23;  
ON THE WEST : Scheme Plot No.25.

IN WITNESS WHEREOF the Vendor herein have put her signature on this the day, month and year first above written.

IN PRESENCE OF :

1. Debayan Chakrabarty  
D. S. K. Housing Complex,  
Nayabad, Murshidabad,  
Cal-78.

Supriya Ghosh  
Signature of the Vendor.

2. *[Signature]*  
82 *[Signature]*  
2000-2001-96

...memo.

BOOK NO. 109 (U. U. ON)



District Sub-Registrar-10  
Murshidabad (South)

24.8/2000



District Sub-Registrar  
Murshidabad (South)

25/10/2000

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