



Stampable under Regs. Rule 6
 duly stamped under the Indian
 Stamp Act, 1899 as amended by
 Act III of 1952 and Section 81
 of the Calcutta Improvement
 Act, 1911 Schedule. 23
 LA No. 23
 Stamp Duty Paid under the
 Indian Stamp Act, 1899 as
 amended in 1975 Rs. 456/-
 Additional duty Paid under the
 Calcutta Improvement Act 1911
 Rs. 180/-
 Total Rs. 636/-

A 7950

District Sub Registrar
 Aliboro. 24-Parganas
 12/8/85

DEED OF SALE

THIS DEED OF CONVEYANCE made on this 12th day of

August, One thousand Nine hundred and Eighty five BETWEEN
SMT. MINATI CHOWDHURY wife of Sri Prabir Chowdhury by
 religion hindu, by occupation Housewife, residing at
 Mahajati Nagar, Birati under Police Station- Dum Dum ,
 Calcutta-51 in the District of 24-Parganas hereinafter
 called the V E N D O R (which expression shall unless
 otherwise excluded by or repugnant to the context to deemed
 to include her heirs, legal representatives and assigns)
 of the ONE PART A N D SMT. SUPRIYA MUNSHI wife of Sri Amit
 Kumar Munshiby religion Hindu by occupation Housewife
 residing at 313, Jodhpur Park, Calcutta-68 under Police
 Station Tollygunge in the District of 24-Parganas herein-
 after called the PURCHASER (which expression shall unless
 otherwise excluded by or repugnant to the context be deemed

Handwritten notes: 984, A 7950

Handwritten calculation: 456 + 180 = 636

Serial No. 3937

Sold to Asok Kumar Mukherjee
Of Advocate

Calcutta Collectorate,
Treasury.

7-3-1985



Executed for Registration at

13-20 A.M./P.M. on the 12th

day of August 1985

at the Sub-Registration Office

of the District Parganas by Mirati

Chowdhury

Executive / Claimant or one of

the Defendants / Claimants of

Attorney for

5/21 / 12/21 / 12/21 under a

Power of attorney No. 19

authenticated by the

Registrar of

District Sub Registrar
Alipore, 24-Parganas

12/8/85

Mirati Chowdhury.

11260

Mirati Chowdhury.

Bibhuti Bhushan Chowdhury

District Sub Registrar
Alipore, 24-Parganas

12/8/85

Bibhuti Bhushan Chowdhury
son / wife / daughter of Rabi
of 5/21 / 12/21 / 12/21
Thana Jadabpur
District 24-Parganas - al 32
by Caste / Hindu / Muslim
by profession Business

Mirati Chowdhury
son / wife / daughter of Chowdhury
of Mahajal nagar
Thana Burujum
District 24 Parganas al 51
by Caste / Hindu / Muslim
by profession H. wife



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to include her heirs, legal representatives and assigns) of the OTHER PART.

W H E R E A S one Suburban Agricultural Dairy Fisheries Ltd. having its Registered office at 75, Badridas Temple Street, Gouribari, Police Station Manicktolla, Calcutta, filed a suit for Partition against Kumud Krishna Mondal and others before the 3rd Court of Subordinate Judge at Alipere being Title Suit No.16 of 1941 in respect of the property situate under Mouza Nayabad under Khatian No.117 & 118, Dag No.195 & 196, Police Station Kasba in the District of 24-Parganas along with other properties.

AND WHEREAS after hearing both the parties the Learned Court was pleased to decreed the suit in preliminary form and final decree was drawn and on the basis of the Learned Commissioner's report and the necessary allotments by demarcation were made

Serial No. 3937
Sold to H. K. Hussain, P. G. S. S. S. S.
Of At. Calcutta

Calcutta Collectorate,
Treasury.

7th Feb 1985

Treasurer.

100 500
100 100
100 300
100 50
100 100

6300



District Sub Registrar
District 24 Parganas

12/8/85



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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 26.8.42 leaving his widow wife Smt.Kamala Bala Mondal 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(ka) 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 81/3, Tollygunge Road under Police Station Tollygunge, Calcutta-33 has been allotted and demarcated 20 Bighas of Sali land along with 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 thr partition decree the said Smt.Kamala Bala Mondal and Sri Gorachand Mondal



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thus seized and possessed and enjoyed the said property after mutated their named in the office of the Municipality and paying the taxes regularly.

AND WHEREAS said Sri Gerachand 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-33 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 Sale on 11.10.1980 of their 20 Bighas of Sali land which is situated in Dag Nos. R.S.195 and 196, G.S.Dag No.102, R.S.Khatian Nos.117 and 118, J.L.No.25 in Mouza Nayabad, Police Station Kasba in the District of 24-Parganas in respect of their respective shares in the property with Sri Sasanka Sekhar Chowdhury Son of Late Kali Krishna Chowdhury of 5/21, Bijoygarh under Police Station Jadavpur, Calcutta-32 and Sri Dharendra Nath Moitra Son of Sri Bhuban Mohan Moitra of 2/65, Gandhi Colony,



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Police Station Tollygunge, Calcutta-40 for valuable consideration.

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

AND WHEREAS after such judgement of Mr. B. K. Lala the Learned 3rd Court of Subordinate Judge at Alipore and in compliance with the direction Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra deposited the balance 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 and registered in favour of Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra through Court.

AND WHEREAS being in need of money Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra jointly sold out their lands to different purchasers out of which the Vendor herein Smt. Minati Chowdhury wife of Sri Prabir Kumar Chowdhury of Mahajati Nagar, P.O. Birati, Calcutta-51 under Police Station Dum Dum of these presents purchased a land measuring more or less 16 Cottahs demarcated fully and since being enjoyed as exclusive owner in respect of the property as purchased.

AND WHEREAS the Vendor Smt. Minati Chowdhury being in need of cash money for her personal reasons desirous to sell the said land absolutely along with other rights and liberties attached thereto herein offeres to sell free from all encumbrances the said piece or parcel of salu land measuring more or less 3 Cottah 7 Chitaks 21 Square feet including area of common passage and the area of land after deducting the area of common passage comes to 2 Cottah 12 Chitaks and 36 Square Feet which is shown in the map annexed thereto and bordered with red colour for the price of Rs. 9,000/- (Rupees Nine thousand) only in all and the Purchaser has agreed to purchase the same for consideration aforementioned.

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs. 9,000/- (Rupees Nine thousand) only of the lawful money to the said Vendor paid by the Purchaser at or before the execution of these presents (receipt of which the Vendor doth hereby admit & acknowledges

and acknowledges and of and from the same and every part thereof acquit, release and discharge the Purchaser, His/her heirs, representatives and assigns and every one of them) and also the said property She the Vendor ^{Lawful} beneficial owner doth indefeasibly grant sell convey and transfer assign and assure unto the Purchaser his heirs, executors, representatives and assigns ALL THAT the said piece and parcel of land measuring more or less 2 Cottahs 12 Chitaks and 36 sft. being the Eastern portion of plot No. 25 now known as U.B.I. DPK. Housing Complex, Block-A, Calcutta-75 under Police Station Kasba in Mouza Nayabad, in the District of 24-Parganas and which is specifically mentioned morefully 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, yards, and all manner or rights, liberties, privileges, easement, appendages and appurtenances walls yards, court-yards and benefit and advantage or ancient and other lights whatsoever belonging or in any way appertaining 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 remainder or remainders, 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 Vendor into and upon the said property or every

part 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 she or 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 Purchaser her heirs executors, administrators, representatives and assigns for ever A N D the Vendor do hereby for herself her heirs executors, administrators, representatives and assigns T H A T notwithstanding any ~~of her~~ act deed or thing whatsoever by the Vendor or by any of her Predecessors and ancestors-in-title, done or executed or knowingly suffered to the contrary she the Vendor and at all material times heretofore and now has 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 Purchaser her 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 or equitably claiming from under or in trust for him or from or under any of her ancestors or predecessors-in-title AND THAT from

and clear and 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 of claims, liens, charges, debts attachments and encumbrances whatsoever or made or suffered by the Vendor or any of her ancestors or 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 him the Vendor or from or under any of her ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser her heirs, executors, administrators, representatives and assigns do and execute or cause to be done and 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 Purchaser, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this Deed as shall or may be reasonably required AND FURTHER THAT the Vendor and all her heirs executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser her heirs and executors administrators assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinunder contained.

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SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of sali land measuring more or less 3 Cottahs 7 Chitaks and 21 Square Feet including are of common passage and the area of land after deducting the area of common passage comes to 2 Cottahs 12 Chitaks and 36 Square Feet situated and/or lying in Mouza Nayabad under Dag No.R.S.195 R.S.Khatian No.117,118 J.L.No.25 Touzi No.56 in Block "A" Plot No.24 under Police Station Kasba within the Calcutta Municipal Corporation in the District of 24-Parganas and which is butted and bounded in the following manner that is to say :-

ON THE NORTH BY :- Road.

ON THE SCUTH BY :- Plot No. 38.

ON THE EAST BY :- Plot No. 23.

ON THE WEST BY :- Plot No. 25.

RECEIVED....

DEED OF SALE DATED

AUGUST

BY

SMT. MINATI CHOWDHURY

IN FAVOUR OF

SMT. SUPRIYA MUNSHI



District Sub Registrar
Alameda 24-Purana

12/8/85

Consideration : Rs.9,000/-



District Sub Registrar
Alameda 24-Purana

24/11/85

Book - 190
Volume No. 241 to 264
Pages 1193 to 1202
Serial No. 1203
For the Year 1985

Prepared in the office of :-

Sri Ashok Kumar Majumdar, Advocate
"Dwarika Bhawan"
Siburpara,
Calcutta-700 078.