



5898/91
 amount
 2008-09.

TAMP DELIVERED 00BB 746742

Stamp cancelled under rule 21 B of the
 S (1) of N. T. L. R. Act.-1961, and
 stamped under the Indian Stamp Act.
 1899 subsequently cancelled under
 S. 10, No. 234 5 d

A 3289.00
 F 7.00
 3296.00

3-see 1.50 in etc

Asst. Dist. Sub-Registrar
 Murshidabad, (M) 24 Parganas
 2018/99

DEED OF SALE

Valued at Rs. 3,00,000/-

Purbayan UHam

THIS INDENTURE Made on 2015 August day of One Thousand
 Nine Hundred ninety nine (1999) BETWEEN (1) SRI NARAYAN
 son of late Rajkumar Sarker wife of Narayan Sarker
 SARKAR, & (2) Smt. MAYA RANI SARKAR, by faith Hindue
 by occupation S.L. 1. Business, S.L. 2. Housewife
 residing at Thakurbari Road, Mollarhat P.S. Khardah
 Dist. 24 Parganas (N) herein after referred to as
 the VENDORS (which terms or expression shall unless
 excluded or repugnant to the context be deemed to
 mean and include, their legal heirs of heiress, execut-



ors, administrators or assigns), OF THE ONE PART AND Sri Uttam Kumar Biswas S/O. Late Pramatha Nath Biswas by faith Hindue , by occupation Service, residing at Natagarh Main Road, P.O.Sodepur, P.S.Khardah, Dist: 24 Parganas(N), herai after referred to as VENDEE (PURCHASER) (Which term or expression shall unless excluded or repugnant to the context be deemed to mean and include their legal heirs, executors administrators or assigns) OF THE OTHER PART AND WHEREAS Originally the Saliland measuring 3 cottah comprised R.S. Dag No. 1968, R.S. Khatian No. 257, J.L.NO 15 R.S. No 101, Touzi No. 155 in Mouza Natagarh, P.S.Khardah Dist 24 Parganas North AND WHERAS Keshab Chandra Sadhukhan and Bishnu Pada Sadhukhan are the absolute owners of the property comprised R.S. Dag No. 1968, and R.S. Khatian No. 257 in Mouza Natagarh P.S.KHardah AND WHERAS after death of Keshab Chandra Sadhukhan Haaradhan Sadhukhan and Netai Chandra Sadhukhan owned and possessed the above mentioned property by way of inheritance as sons, and after death of Bishnu Pada Sadhukhan, Netai Sadhukhan, Joydeb Sadhukhan, Basudeb Sadhukhan, Satya Ranjan Sadhukhan and Smt. Maya Debi owned and possessed above mention-

P.L. Das
Adv.

ed Property by way of inheritance as sons, and wife respectively Haradhan Sadhukhan and Netai sadhukhan executed a sale deed duly registered at the A.D.S.R. office Barrackpore on 31,3.79 in Book No.1, Volume No.28, Pages 255 to 260 vide deed No. 1390 to one Sailendra Kumar Chatterjee and said Sailendra Kumar Chatterjee have become the absolute owner of the property and thereafter said sailendra Kumar Chatterjee executed a sale deed in favour of Mina Takukdar wife of Sri. Nakul Ch. Talukdar in the yeat 1981, entered into Book No. 1, Volume No. 16, Pages 234 to 238 being No. 740 duly registered at the A.D.S.R. Office Barracj pore.

AND WEREAS Sri Narayan Sarkar and Smt. Maya Rani Sarkar purchased the said property comprised in R.S. Dag No. 1968 R.S. Kathian No. 257, R.S. No 101, J.L.NO. 15 in Mouza Natagar under P.S. Khardah, Dist 24 Parganas North, Land measuring 3 Cottha 3 Chattaks as mentioned in the schdule below by way of a registered sale deed duly registered at the District Registrar, Barasat in the Year 1991 entered into Book No.1 Volume No. 89, Pages 306 to 316 vide deed No. 5898 from Smt. Mina Talukdar wife of Sri. Nakul Ch. Talukldar, and the said Sri. Narayan sarkar and Smt. Maya Rani Sarkar had become the absolute owners of the property.

AND WHERAS AS THE VENDORS declared the absolute sale of the salof the schedule property. AND WHERAS AS THE PURCHASER has agreed to purchase the said land at the highest market price, Rs. 300,000/- (Three Lakhs) only paid to the vendors by the purchase on or before the execution of these Presents (the receipt where of the vendors doth hereby admits and acknowledge and of and from the same acquite, release and forever discharge the purchaser).

P.A. DLF
Adv-

The vendors do hereby grants, transpers, convey and assure unto the purchaser firstly ALL THAT piece and parcel of land measuring 3 cottha more or less in Mouza Natagarh more particularly mentioned in schedule hereunder written OR HOWSOEVER OTHERWISE the said land-messuage hereditaments are or is or herebefore were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH all ways, Paths, Passages, Sewers, Drains, Water sources, Trees, Shurbs and the grounds and soil thereof AND ALL manners of light, rights, liberties, privileges, easements, appendages, advantages and appartenances whatsoever to the said land meassuge tenaments hereditaments belonging or in anywise appartaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belonging or appartenant thereto ALL THAT the estate right, title, interest in messuage land hereditaments or any part thereof AND the reversion or reversions or reminder or reminders and the rents issues and Profits thereof anof every part thereof and all deeds and Patta maniments writttings and evidences of title which many wise relates to the said land or part thereof which now or hereafter shall or may be in the custody power or possession othe VENDORS or any person or persons from when the vendors can or may procure the same without action or Suit at law TO HAVE AND TO HOLD the said messuage land heredetermines hereby granted trasferred and conveyed or otherwise assure or expressed or intended unto and to the use of the PURCHASER absolutely and forever AND THE VENDORS hereby conveanants with the PURCHASER that not withstanding any act or deed othing by the vendors made done or committed or willingly

P. R. S. G.
FOR

suffered to the contrary to the vendors have good rightful power and absolute authority to grant transfer, convey and assure all signator the said land message hereditaments hereby granted, transferred or conveyed or expressed or intended so to be unto the PURCHASER in manner aforesaid.

AND THAT THE PURCHASER shall and may at all times hereafter peaceably and quitely enjoyed the said message land tenaments heredetements receive the rents, issues profits etc, thereof without any hinderance, eviction interruption claim or demand whatsoever from or by the VENDORS or any persons claiming from under intrust for them AND that free and clearly freely and clearly and absolutely and free discharg or otherwise by the vendors will sufficiently save defended and kept harmless and indemnified or and against all former and other rights assuances, charges, mortgage, liens, attachment, encumbrances, all executions whatsoever AND FURTHER the vendors an all persons lawfully and equitably claiming any estate or interest in the said message land hereditaments and premises or any part thereof shall and will from time to time and at all times hereafter at the request and costs of the purchaser do or execute or cause to be done and executed all such acts deeds, matters and things for further better and more perfectly assuring the said message land a heredetaments and premises any part thereof unto and to the use of the purchaser in manner aforesaid as shall

P. A. J. P.
REV.

or may be reasonably required.

Schedule of property

ALL THAT Pieace & Parcel of Saliland measuring 3 cotha more or less out of 3 cotha 3 chattaks situated at WarNo. 28, under Panihati Municipality in Mouza Natagarh J.L. No. 15, Touzi No. 155, R.S. No. 101, R.S. Khatian No. 257 and comprised R.S. Dag No. 1968 under Khardah P.S. having Rayati Dakhali Rights yeilding annual rental 0.25 paisa payable to Government Of West Bengal represented by the District Collector 24 Parganas (N) and Subregistry Office at Barrackpore including all easement rights land is more particularly marked in red ink Plot No. 2, in the attached site plan and is butted and bounded by as under.

Butted & Bounded by

On the north :- H/O. Sisir Mazumdar

On the South L/O. Dhananjoy Muhuri.

On the east :- 30' wide Road.

On the west H/O. B.Roy and dag No. 1966

IN WITNESS WHERE OF THE VENDORS have hereunder signed this deed on the date written above :-

In Presence of witness

1. *[Handwritten signature]*
2. *[Handwritten signature]*

Drafted & Prepared By
[Handwritten signature]
Sri Pratyush Ranjan Deb,
(ADVOCATE)

Typed By:

[Handwritten signature]

SUBRATA BHATTACHARJEE. (Sodepur)

[Handwritten signatures in Bengali]
Signature of the Vendors

SITE PLAN

SCALE: 20' = 1" INCH

LOCATION: MOUZA-NATAGARH, J.L. NO. 15
P.S. KHARDAH, DIST-24 PARGANAS (NORTH)
UNDER PANIHATI MUNICIPALITY.

NAME OF PURCHASER	P.NO.	DAG NO.	KHATAN NO.	AREA	SHOWU
SRI:UTTAM KUR. BISNAS	2	1968 (P)	267	3K. 0 CH.	□
SRI:DHANANJOY MUHURI	1	1968 (P)	267	2K. 14 CH.	□



DRAWN BY
 HOGUPTA
 L. NO. 7932
 17-8-99