

8574

23



01BB 422932

343209
 11/12/2001
 M.V. Doshi
 7, 22, 107

Under the Indian Stamp Act, 1898 and Section 3 of the Stamp (Amendment) Act, 1948, the Government of India has decided to issue a new series of stamps for the purpose of the improvement of the revenue. The new series of stamps will be issued in the denominations of Rs. 10, 20, 50, 100, 200, 500, 1000, 2000, 5000, 10000 and 15000. The new stamps will be issued in the denominations of Rs. 10, 20, 50, 100, 200, 500, 1000, 2000, 5000, 10000 and 15000. The new stamps will be issued in the denominations of Rs. 10, 20, 50, 100, 200, 500, 1000, 2000, 5000, 10000 and 15000.

Stamp value Rs. 16,240 - in full
 A-5379
 Sub-Registrar
 Alimnagar, South 24 Parganas
 2.11.2001

Suyamal Agarwal
 490000
 23+4+500
 5379

SALE OF DEED - SUB-REGISTRAR
 ALIMNAGAR SOUTH 24-PARGANAS
 53931

THIS INDENTURE made this the 11th day of December, Two Thousand, B E T W E E N SRI SHYAMAL BASU, son of Sri Benoy Kumar Basu, by faith Hindu, by occupation - Business, residing at 32/2/4, Gariahat Road, (South), P.S. - Jadavpore, Calcutta - 700 031, herein-after referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be

deemed

Stamp value Rs. 16240
 No. 2552
 in part M.R. No. 11
 2.11.2001

Suyamal Agarwal
 Addl. District Sub-Registrar
 Alimnagar, South 24 Parganas
 2.11.2001



3077

A.S. Bhattacharya Adv.
Alipore Judges Court



3/12/2000

2L — 30/000
4L — 1000 — 4000
3L — 100 — 300
1 — 20

Presented for Registration
U/SD A.M.P.M. of the 11th
day of Dec 2000 at the
Acad. Dist. Sub-Registrar Office
at Alipore, South 24 Parganas
by Shyamal Basu Execut at
Claimant / one of the execut at
Claimant / Agent for
under a power
Attorney No. for 200
authenticating by the

Registered
17 DEC 2000

Shyamal Basu

7883

SHYAMAL BASU

Basu Kumar Basu
S/o Late Binendra Kumar Basu
32/2/4 Gariahat K5 (S),
Calcutta 31 P.S. Jadarpur
Retires from Service

Execution is admissable

Shyamal Basu
Son/Wife of Basu K. Basu
32/2/4 Gariahat rd.
Thana Jadarpur Cal 31
Dist.
By Caste Hindu / Muslim
By Profession

Identical

Basu K. Basu
S/o Late Binendra
32/2/4 Gariahat rd (S)
Jadarpur Cal 31
Hindu Muslim
Ad

Registered
17 DEC 2000



01BB 422933

- 2 -

deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

SRI SAIBAL SAHARROY, son of Sri M.L. Saharoy, by faith Hindu, by occupation Service at Allahabad Bank now posted at Ghutgoria Branch, residing at F/5, Ispat Pally, Durgapur - 12, District Bardhaman and now residing at

140, Madhya

Sri Anand Sahar

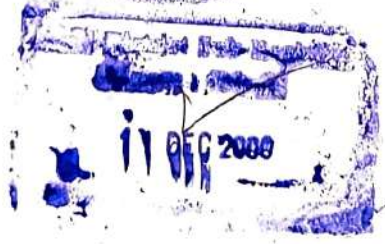
23077
A.S. Bhattacharya
Aizone judges court

Calcutta
dated 8/12/2000

A

30000
4000
300
20

34320



1000Rs.



- 3 -

140, Madhya Bidhan Pally, P.S. - Regent Park, Garia,
Calcutta - 700 084, hereinafter referred to as the
PURCHASER (which expression shall unless
excluded by or, repugnant to the context be deemed to
mean and include his heirs, executors, administrators,
legal representatives and assigns) of the OTHER PART.

WHEREAS

1100

Suramal Das

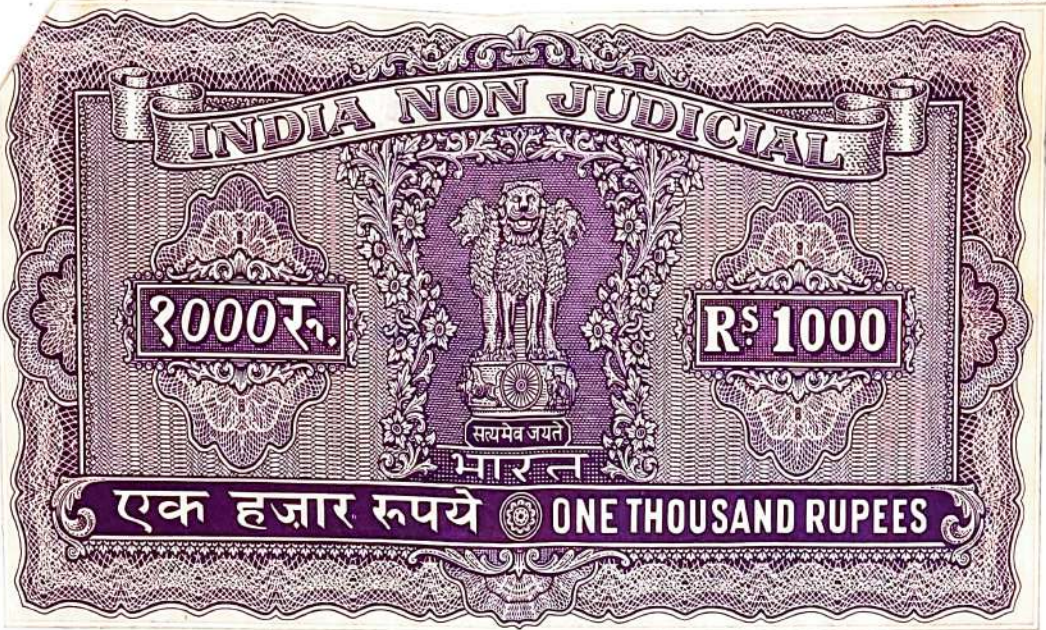


Suyamal Gagon

- 4 -

W H E R E A S the Governor of the State of West Bengal by a Registered Deed of Gift executed in favour of Sri Benoy Kr. Basu on 03rd. April, 1989 a plot of land measuring about 2 Cottahs 3 Chittaks 9 Sq. ft. at Mouza Bademasur, J.L. No. 31, specifically mentioned in the said Deed of Gift, which was registered in the Office of the Additional District Registrar at Alipore vide Book No. I, Volume No. 25, Pages 185 to 188, being No. .1847 for the year 1989,

prior



Sri Anand Basu

- 5 -

prior to said Deed of Gift said Sri Benoy Kr. Basu was in possession of the said plot of land by a letter of eligibility and said Benoy Kr. Basu after taking SANCTION of the Building Plan from the Upa Pradhan, Bademasur Anchal Prodhan on 21.06.1977 constructed his residence thereon and subsequently mutated his name with the Calcutta Municipal Corporation and paid taxes thereto. Sri Benoy Kr. Basu on 06th. May, 1999 by a Registered

Deed



- 6 -

Deed of Gift, gifted his said property in favour of his son Sri Shyamal Basu the Vendor herein which was registered in the Office of the Additional Registrar of Assurance at Calcutta and entered in Book No. I, Volume No. 61, Pages 256 to 263, being No. 1990 for the year 1999 and the possession was delivered to the said Donee on the said date. The said Sri Shyamal Basu after taking possession mutated his name with the Calcutta Municipal Corporation and paid taxes thereto and also got electric connection from the CESC Ltd. in his name.

WHEREAS

.....

Shyamal Basu



- 8 -

Sufana Wash

WHEREAS the Vendor is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the dwelling house being Premises No. 243, Purba Phool Bagan and Phool Bagan Road (commonly known as 54/9, Phool Bagan Road) C.M.C. Ward No. 101, P.S. - Jadavpore, Calcutta - 700 086 as its absolute Owner in fee simple free from all encumbrances, which is fully mentioned and described in the Schedule hereunder written and hereinafter referred to as the said property.

NOW



- 9 -

SuAnand Rosh

NOW THIS DEED WITNESSES that in pursuance of the said Agreement dated 09.11.2000 and in consideration of the sum of Rs. 4,90,000/- (Rupees Four Lakhs Ninety Thousand) only out of which the Purchaser paid a sum of Rs. 10,000/- by Cash on 09.11.2000 to the Vendor as Earnest Money and the rest amount of Rs. 4,80,000/- has been paid by the Purchaser to the Vendor to-day by Banker's Cheque to the Vendor, the receipt whereof the Vendor hereby admits and acknowledges and of and from the same releases and discharges the Purchaser and said property,



- 10 -

property, the said Shyamal Basu as beneficial Owner does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances ALL THAT dwelling-house with compound, shed appurtenances belonging thereto, commonly called known as premises No. 54/9, Phool Bagan Road, C.M.C. Premises No. 243, Purba Phool Bagan & Phool Bagan Road, Calcutta - 700 086, together with the land or ground whereupon the said property has been erected and built

upon,

Shyamal Basu

upon, the said land measuring about 2 Cottahs 3 Chittaks 9 Sq. ft. approximately more particularly delineated and coloured in R E D in the Map or Plan annexed hereto TOGETHER WITH all trees ditches, water, water courses, rights, liberties, privileges, easements and appurtenances whatsoever to the said property and premises usually held or occupied therewith or be appurtenant thereto.

AND ALL the estate, right, title, interest, claim, and demand whatsoever, of the Vendor into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD OWN and possess the same unto and to the use of the Purchaser his heirs, executors administrators, assigns absolutely and forever together with title deeds, writings, muniments and other evidences of title AND THE VENDOR do hereby covenant with the Purchaser, his heirs, executors, administrators, representatives, and assigns, that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in the manner aforesaid. The Vendor also undertakes that the Vendor has not entered into any Agreement for Sale with anybody or, any middleman, he has not made any commitment to anybody for sale of the said property. The Vendor also states that the said property is

Amal Kumar

charged or encumbered in any way, if any claim demand arises that will be settled by the Vendor by his own and such claim to the Purchaser will be void in all Courts of law or everywhere. A N D the Purchaser shall hereafter peaceably and equitably hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under him A N D further that the Vendor, his heirs, executors, administrators or assigns, covenant with the Purchaser his heirs, executors, administrators and assigns to save harmless, indemnify and keep indemnified the Purchaser his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. A N D the Vendor, his heirs, administrator or assigns further covenant that he or they shall at the request and costs of the Purchaser, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deed and things whatsoever for further and more perfectly conveying the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

Shri Anand Chandra

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring 2 (two) Cottahs 3 (three) Chittaks 9 (nine) Square feet more or less within District South 24 - Parganas, S. R. Alipore appertaining to (D/P) E/P No. 165A, S/P No. 998/1, in C.S. Plot No. 272(P) of Mouza Bademasur, J.L. No. 31, P.S. Jadavpore, C.M.C. Ward No. 101 at present, commonly

known

known and numbered as 54/9, Phool Bagan Road, C.M.C. Premises No. 243, Purba Phool Bagan & Phool Bagan Road, C.M.C. Assessee No. 31-101-16-0243-9, Calcutta - 700 086 TOGETHER WITH an old one storied building having a covered area of 966 Sq.ft. comprising of two bed rooms, one dining, one library, one kitchen, two bathrooms-cum-privy, verandah etc. and the said property is specifically depicted in the Map or Plan annexed hereto and the same may be treated as a part of the Deed and the same is butted and bounded by the :-

NORTH : 8' ft. wide C.M.C. Road ;
SOUTH : 4' ft. wide Road ;
EAST : E/P No. 171 ;
WEST : E/P No. 165.

IN WITNESS WHEREOF the Vendor hereinabove set and subscribed his hand and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED :

In the presence of :

WITNESSES :

- 1) *Banga Kraman Basu*
32/2/4, Gariahat 85 (S)
Calcutta 31.
- 2) *H.S. Bhattacharya*
Alipore Judges' court-
Calcutta-27

Suyamal Basu
SIGNATURE OF THE VENDOR
SHYAMAL BASU

Suyamal Basu

MEMO OF CONSIDERATION

Received the sum of Rs. 10,000/- by Cash
as Earnest Money on 09.11.2000 Rs. 10,000/-


Received the sum of Rs. 4,80,000/-
as balance consideration money by
a Banker's Cheque of Allahabad Bank
RANIKUTJI Branch, being
No. 744052 dated 09.12.2000
2000. Rs. 4,80,000/-

Total Rs. 4,90,000/-
=====

(Rupees Four Lakhs Ninety Thousand) only.

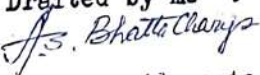
WITNESSES :

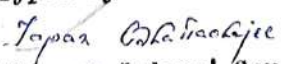
- 1) Bency Kumar Basu
32/4 Gariahat BS (8)
Calcutta 31.
- 2) H.S. Bhattacharya
Alipore Judges' Court -
Calcutta - 27



SIGNATURE OF THE VENDOR

SAYAMAL BASU

Drafted by me :

Advocate,
Alipore Judges' Court,
Calcutta - 700 027.

Typed by :

Alipore Judges' Court,
Calcutta - 700 027.

Sayamal Basu



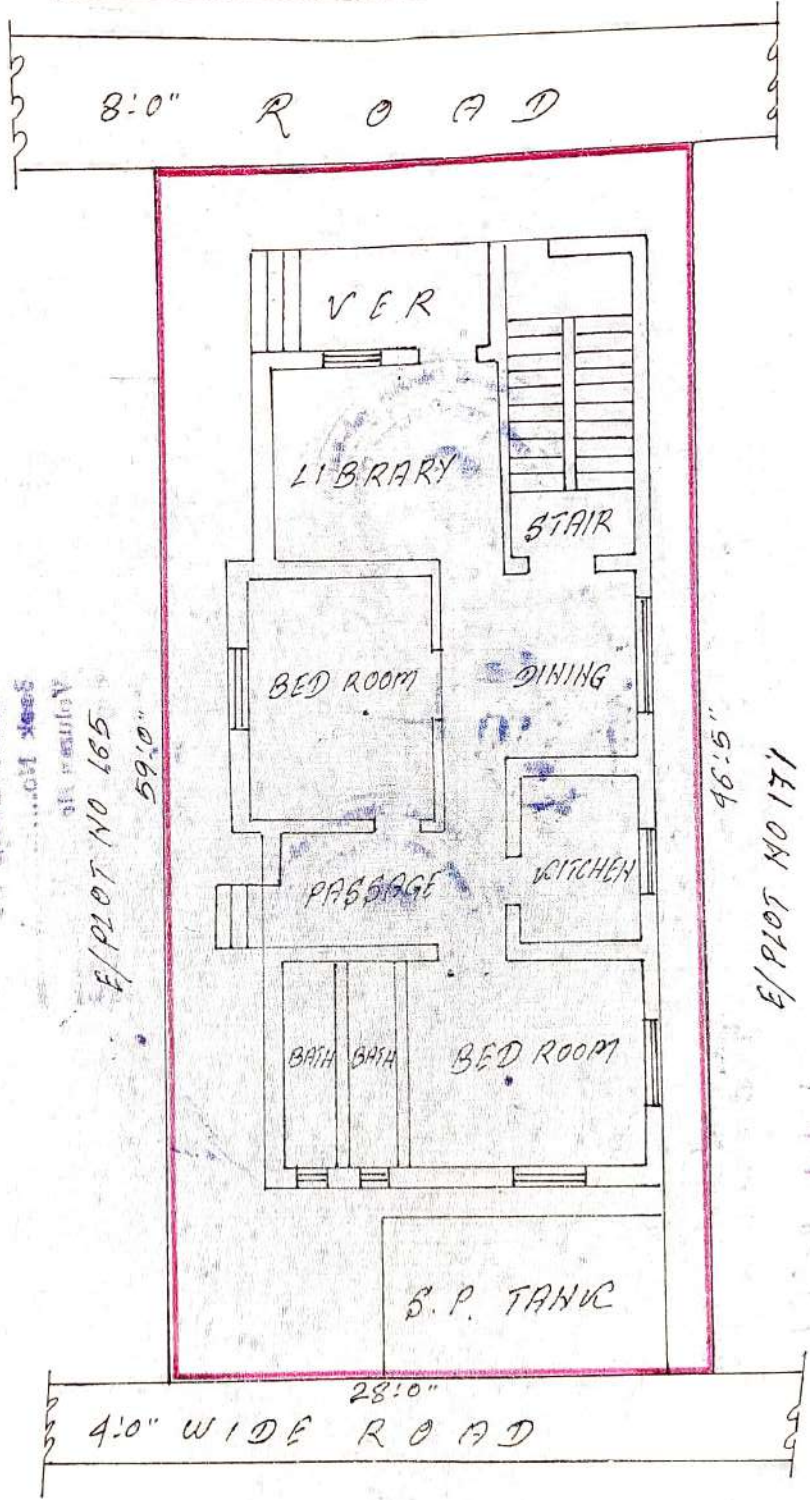
REGISTERED IN
Book No. 1
Volume No. 1
Page No. 212 - 228
23

ADOL. DIST. SUB-REGISTRAR,
BANGALORE, SOUTH 24, PANDURAVARU

12-1-2001

SITE PLAN OF PREMISES NO 54/9 PHOOL BAGAN
ROAD C.M.C. PREMISES NO 243, PURBA PHOOL
BAGAN & PHOOL BAGAN ROAD, WARD NO 101, CAL 86
D/P NO 165A, S/P NO 998/1, C.B. PLOT NO 272 (P)
MOUZA, BADEMASUR, J. L. NO 31, P.S. JADAVPORE
HAVING AN ONE STORIED BUILDING OF COVERED
AREA 966 SQ. FT. STANDING UPON THE LAND
MEASURING ABOUT :- 2 COTTAHS - 3 CHITTAK - 958. FT
SHOWN IN RED BORDER SCALE: 8:1 INCH

I



Simpal Sarda

Drawn By
C. S. Sarda

DATED THIS 11th DAY OF DECEMBER, 2000.

DEED OF CONVEYANCE

B E T W E E N



SRI SHYAMAL BASU

..... V E N D O R.

AND

SRI SAIBAL SAHARAY

.... P U R C H A S E R.



Drafted by :

ARUN SANKAR BHATTACHARYA
Advocate,
Alipore Judges' Court,
Bar Library Room No. 4,
Calcutta - 700 027.