

S.R. Alipore B.K. I Drawing No. 1250 Dated 30.4.90 10RS.



मसखाना
जुम्मा

3319-1527 21-30.4.90

No. 1250 for 1990

Rs 6-30
Rs 10-50
epn 5-00

1580.

Stamp Rs. 5000/-
Stamp Rs. 5000/-
Stamp Rs. 200/-

Rs. 10,200/- in three sheets.



admissible under Regn. Rule 2, duly stamped under the Indian Stamp Act, 1899 as amended by Act. III of 1912 and Section 31 of the Calcutta Improvement Act, 1911, Schedule I A No.

23 Stamp duty Paid under the Indian Stamp Act, 1899 as amended in 1910 Rs 8600/-
Additional duty Paid under the Calcutta Improvement Act, 1911 Rs 1600/- Excess X
Total Rs 10,200/-
fee Paid—

A. 869-00

THIS INDENTURE made this the 30th day of April,

One thousand nine hundred and ninety BETWEEN
SHRI JOYDEB GHOSH son of Late Anukul Chandra Ghosh, by Caste-Hindu, by occupation-Service, residing at Village Kamdahari, P.S. Regent Park, District 24-Parganas (South), Calcutta-700084, hereinafter referred to as the 'VENDOR' (which expression shall unless repugnant or contrary to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

contd....

Sd. A. R. Mukherjee
ADDL. DISTRICT SUB-REGISTRAR,
ALIPORE, SOUTH 24-PARGANAS.
30/4/90.

4284

GOURANGA SARMA, Advocate
ALIPUR COURT, CAL.

Address
No. 11, Court Street, Cal-1

11, Court Street, Cal-1

4 APR 1990



Licensed Stamp Vendor
C. M. M.'s Court
1, Bankwell Street, Cal-1

Presented for registration at...
A. m. on the 30th day of April, 1990 at the Alipore Additional Dist. Sub Registry Office by Joydeb Ghosh executant one of the executants/claimant.

Execution is admitted by Joydeb Ghosh No. date Anupul chandra Ghosh of Kandahari Thana Regent Park. Dist. Cal-84 by caste - Hindu/Muslim by Profession - Service

Sd. Joydeb Ghosh
Sd. A. R. Mukherjee
ADDL. DISTRICT SUB-REGISTRAR,
ALIPORE, SOUTH 24-PARGANAS.
30/4/90

T. G. 1591.
Sd. Joydeb Ghosh

12 () - 02
12 () - 02
8 () - 30
8 () - 00
ap - 1 - 01
ap - 10 - 01
als - 15
ap - 10
31 - 05

Identified by Narayan Chandra sey No. date N.C. sey of Alipore Thana Dist. by caste - Hindu/Muslim by Profession - S/wife.

Sd. Narayan Chandra sey
S/o. L.N.C. sey. Sued wife Alipore

ADDL. DISTRICT SUB-REGISTRAR,
ALIPORE, SOUTH 24-PARGANAS.
8-5-90

Sd. A. R. Mukherjee
ADDL. DISTRICT SUB-REGISTRAR,
ALIPORE, SOUTH 24-PARGANAS.
30/4/90

SRIMATI INDIRA CHOWDHURY wife of Sri Sukomal
Chowdhury by Caste-Hindu, by occupation-Housewife,
residing at 5, Mitrapara 2nd Lane, P.O. Harinavi,
Police Station-Bonarpur, District 24-Parganas (South),
hereinafter referred to as the PURCHASER (which
expression shall unless repugnant or contrary to
the context be deemed to include her heirs, executors,
administrators, representatives and assigns of the
OTHER PART.

WHEREAS one Rashamay Ghosh was seized and
possessed of and otherwise well and sufficiently
entitled inter alia to a piece and parcel of land
described in Schedule herein below along with
other lands situate lying at Mouza Kandahari, P.S.

contd....

6

(a)
over
written
SR

Sadar Tollygunge at present Regent Park, comprised in C.S.& R.S.Dag no.521 appertaining to R.S.Khatian no.159 Khanda Khatian no.771, J.L.No.49, Pargana-Magira, District 24-Parganas(South).

AND WHEREAS the said Rashamay Ghosh since deceased while seized and possessed to the said land together with other land died intestate leaving behind his surviving two sons namely Panchanan Ghosh, since deceased, and Anukul Chandra Ghosh, since deceased, as his only heirs and legal representatives.

AND WHEREAS Panchanan Ghosh and Anukul Chandra Ghosh while seized and possessed of the land inherited by them from their father Rashamoy Ghosh, got the said entire undivided property partitioned amicably between themselves by metes and bounds each obtaining -8- annas share in the entire property.

father Rashamay Ghosh and were in uninterrupted possession in the said each -8- annas share after making proper demarcation AND WHEREAS by virtue of the said amicable partition referred to above the said Anukul Chandra Ghosh became entitled absolutely to the said land comprising in C.S. and R.S.Dag no.521 appertaining to R.S.Khatian no.159 Khanda Khatian no.771 of Mouza Kandahari, J.L.No.49 District 24-Parganas(South) along with other land AND WHEREAS the said Anukul Chandra Ghosh while seized and possessed of and otherwise well and sufficiently entitled to inter alia the said land comprised in C.S.& R.S.Dag no.521, appertaining to R.S.Khanda Khatian no.771, in order to avoid family dispute made a Bengali Deed of family Settlement dated 15.10.1969 between himself and his two sons namely Basudeb Ghosh and Joydeb Ghosh and the said deed was registered in the office of the Sub-Registrar at Alipore in Book no.I, Volume no.93, pages 142 to 151, being no.5047 for the year 1969 whereby Jaydeb Ghosh, the Vendor hereinbefore absolutely entitled to the said land comprising in C.S. and R.S. Dag no.521, appertaining to R.S.Khatian No.159 Khanda Khatian no.771 of Mouza Kandahari including other lands more fully described in the 'GA' Tahsil of the said Deed of family settlement dated 15.10.1969.

AND WHEREAS in the circumstances recited above the Vendor is seized and possessed of and otherwise well and sufficiently entitled to the said land comprised in C.S. and R.S.Dag no.521, appertaining to R.S.Khanda Khatian no.771 at Mouza Kandahari, J.L.No.49, P.S.Regent

contd....

a

thereof hereby conveyed or expressed unto and to the use of the Purchaser her heirs, executors, assigns, absolutely and for every together with the title deeds writings muniments and other evidence of title whatsoever which any way relate to the said land or any part thereof. And the vendor do hereby covenant with the Purchaser, her heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deed or things heretofore done by the Vendor or any of his predecessors in title or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessors in title executor or knowingly suffered to the contrary the Vendor is now lawfully and absolutely seized and possessed of in khas and otherwise well and sufficiently entitled to the said land hereby conveyed or expressed so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance free from all encumbrances, attachments and defects in the title whatsoever and that the vendor has full power and absolute authority and indefeasible title to sell convey and transfer the said land hereby sold and conveyed or expressed so to be in the manner aforesaid. And the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land in khas or through tenants without any suit or trouble and without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or by any of his predecessors in-title or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessors in title. And that

contd...



free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner or claims, charges, liens debts settlements and encumbrances whatsoever made or suffered by the Vendor or any of his 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 his predecessors or ancestors in title shall and will from time to time and at all times be 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 enjoying the said property and every part thereof unto and to the use of the Purchaser her 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 MORE THAT the Vendor and all his heirs, executors and administrators, shall at all times hereafter indemnify and keep indemnified the Purchaser, her heirs and executors, administrators and assigns against losses, damages, costs charges and expenses if any suffered by reason of any defect in the title and possession of Vendor or any breach of the covenants hereunder contained.

contd...

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of Bastu land measuring 3(Three) cottahs 13(thirteen) chittaks 27(Twenty seven) sft.in C.S.& R.S.Dag no.521 appertaining to R.S.Khatian no. 159, Khanda Khatian no.771 in Mouza Kamdahari, J.L.No. 49, Pargana Magura within Touzi no.14 of District Collector 24-Parganas(South) Revenue Survey no. 200 within Police Station Sadar Tollygunge at present Regent Park, Sub-Registrar Alipore in the District 24-Parganas(South) and within the Municipal Corporation of Calcutta(Jadavpur Unit) as shown and demarcated with RED coloured lines in the plan attached herewith along with a tiled shed room thereon, the land along with structure and in/or the said lands along with usual rights, privileges and appurtenances whatsoever and or the 18' ft.wide C.M.C.Road which have shown in the south of the lands and 18' ft.wide common passage in the western side of the land under sale in the plan annexed hereto. The Proportionate rent of the land sold of Rs.0.80 paise only payable to the Government of West Bengal represented by the Collector 24-Parganas(South) number of Khatian, Dag and other particulars are as follows:-

<u>Khatian no.</u>	<u>Dag no.</u>	<u>Area sold</u>	<u>Status</u>
R.S.Khatian no.159.	521	3 cottahs 13 chittaks 27-square feet.	Bastu
Khanda Khatian no.771.			

contd...

(6)
6/6/1952
SR

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And which the said land is butted and bounded on:-

On the North-Land of R.S.Dag no.521

On the South-18' ft.wide G.M.C.Road,

On the East-Land of R.S.Dag no.521,

On the West-18' ft.wide Common Passage.

(C)
G. B. Ghosh
SR.
(C)
G. B. Ghosh
SR.

IN WITNESS WHEREOF the Vendor has hereunto set
and subscribed his hand and seal the day month and
year first above written.

SIGNED SEALED & DELIVERED

by the Vendor at Calcutta

In the presence of:-

1. *Sh. Swapan Kumar Poddar.*
Westputiary, Tollygunge
Calcutta - 700011.

2. *Sh. Narayan Chandra Sanyal*
35 Gopal Nagar Road.
Cal-27

Sh. Jaydutta Ghosh
VENDOR

contd...

↑

DEED PLAN

OF

SM. INDIRA CHOWDHURY W/O. SUKOMAL CHOWDHURY

SHOWING PART OF R.S. DAG No. 521 IN R.S. KHATTAN No. 771

MOUZA - KAMDAHARI J.L. No. 49

P.S. - REGENT PARK

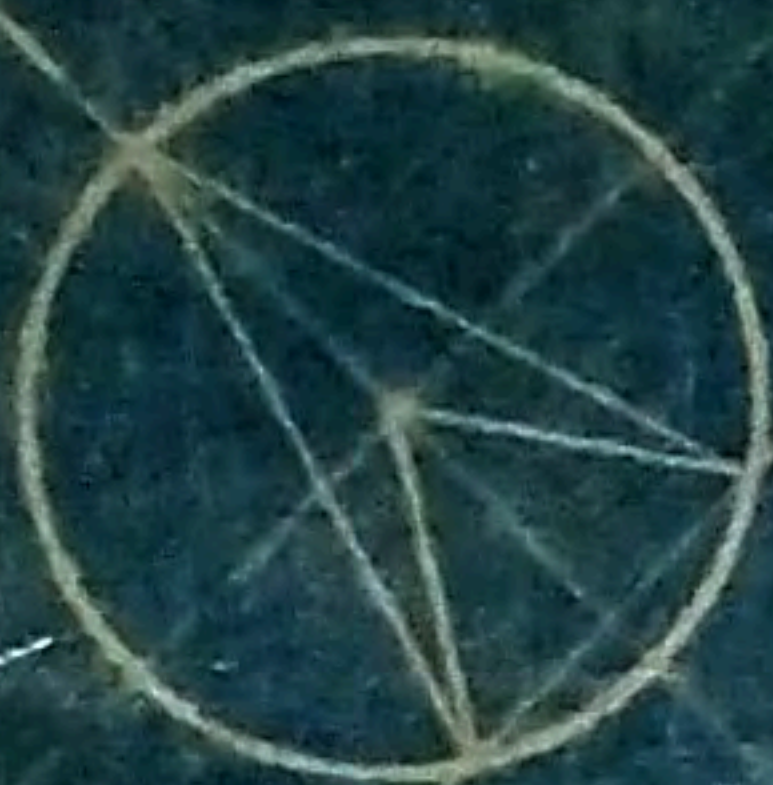
UNDER CALCUTTA MUNICIPAL CORPORATION

JADAVPUR UNIT

SCALE 1" = 30'-0" FT.

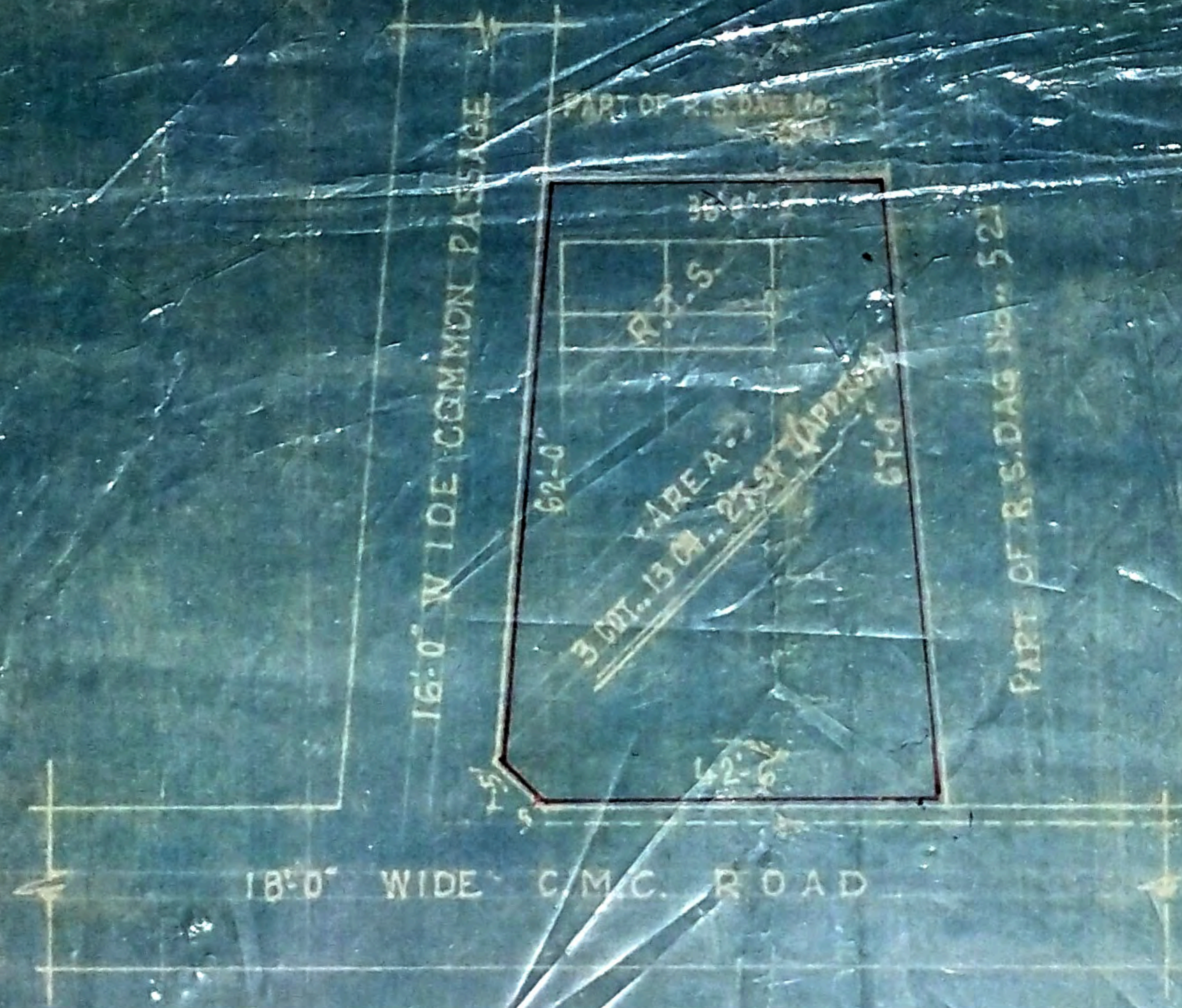
References

AREA OF LAND INCLUDING R.S. - 3 COT. 13 CH. 27 SFT (APPROX)
(LAND AREA SHOWN IN RED REBAND)



SIG. OF VENDOR

so gay deb mosh



*shown to a copy of plan. and plan
attached to no. 1250 in 1940 of the
copy*

DRAWN BY.. B. BHATTACHARYA
SUPERVISOR & DESIGNER

RECEIVED from within named Purchaser the within mentioned sum of Rs.80,000/- (Rupees Eighty thousand) only being the consideration in full of these presents as per memo given below:-

MEMO OF CONSIDERATION

Payment made to-day by means of ~~payable~~ Payslip No. 864922 dated 25-4-90. issued by Bank of Baroda, Bra bourse Road Bx. for Rs.80,000/- (Rupees Eighty thousand) only.

SIGNED SEALED AND DELIVERED

by the Vendor at Calcutta

in the presence of:-

1. *Sd. Swapan Kumar Poddar,*
Westpuriary, Tollygunge
Calcutta-700046,

2. *Sd. Narayan Chandra Sengupta*
35 Gopal Nagar Road
Cal-27

Sd. Jaydeb Ghosh
VENDOR

Drafted by-

Sd. Narayan Chandra Sengupta
seed writer
Licence No. 42

Typed by-

Sd. K. Manu
Alipore Cr. Court,
Calcutta-27.

Sl. No. 5(3) - Sold to Indira
 Choudhury of 2 Mitrapara 2nd Lane
 Harinavi, Soupur Rs. 5000. Date 4/4/90.
 Bd. Magistrate 4/4/90. Stamp clerk. Alipore
 Treasury South 24 Parganas. 5(3) Rs. -
 5000; 5000; 2000. Rs. 10,200. (Rupees Ten
 thousand + two hundred only). Sl. No. 5(3)
 Sold to Indira Choudhury of 2 Mitrapara
 2nd Lane Harinavi Soupur Rs. 5000; Date
 4/4/90. Bd. Magistrate 4/4/90. Stamp clerk.
 Alipore Treasury South 24 Parganas.
 Sl. No. 5(3) Sold to Indira Choudhury
 of 2 Mitrapara 2nd Lane Harinavi, Soupur
 Rs. 2000. Date 4/4/90. Bd. Magistrate 4/4/90.
 Stamp clerk. Alipore Treasury South 24
 Parganas.



Copies ready
 Yours truly Ali
 3/5/90

Copy of
 3/5/90

Certified to be a true
 copy of an untranscribed
 document.

ADDL. DISTRICT-SUB-REGISTRAR,
 ALIPORE, SOUTH 24-PARGANAS.

7/5/80