

I 2800

3000 2980



02CC 248226

5.0 A...
 2800...
 R...
 350...
 H 3839...
 37.67

A 3839/-
 E 7/-
 3846/-

...in Bank...
 ...in respect of his...
 ...of S. Act. 1899.

Add. Dist. Sub-Registrar.
 Andhra South 24-Parganas

DEED OF SALE

THIS INDENTURE made on this the 6th day of May, 2002
BETWEEN SMT. JYOTSHNA RANI ROY, wife of Subodh Chandra
 Roy, by faith Hindu, by occupation Housewife, residing at
 45, Rifle Club, Ambagan, P.O. Bansdrani, P.S. Regent Park,
 Kolkata-700 070, District South 24-Parganas, hereinafter
 be referred to as the VENDOR (which expression shall
 unless excluded by or repugnant to the context shall mean
 and include her heirs, executors, administrators, legal
 representatives and assigns) of the ONE PART :

Vardha
 M...
 6/5/02

...M.R. No. 1555
 ...D...

Add. Dist. Sub-Registrar.
 Andhra South 24-Parganas
 10.6.02 contd ..P/2



- : 2 : -

A N D
SRI ARUN KUMAR CHAKRABORTY, son of Late Ranjit Kumar Chakraborty,
 by faith Hindu, by occupation Service, temporarily residing at
 5/69B, C.P.T. Township, Haldia, Midnapore East and permanently
 residing at 5/81, Netaji Nagar, P.S. Jadavpur, Kolkata-700 040
 District South 24-Parganas, hereinafter be referred to as the
PURCHASER (which expression shall unless excluded by or repugnant
 to the context shall mean and include his heirs, executors,
 administrators) legal representatives and assigns) of the OTHER
PART :

contd ..P/3



- : 3 : -

1000 Rs. Non Judicial Stamp

WHEREAS the vendor being the first part of the Indenture purchased from one Khagendra Nath Naskar son of Late Sita Nath Naskar, of Bansdrani, measuring about 5 Cottahs of land lying and situated in District South 24-Parganas, P.S. Regent Park, Sub-Registry Office Alipore, Touzi No.151, J.L. No.45, Mou Bansdrani, Khatian No.705, Dag No.191, which was Registered at the office of the Sub-Registrar of Alipore on 18th August, 1958 vide Book No.I, Volume No.106, Pages 111 to 113, Being No.5601, for the year 1958, and thus became the absolute owner of the above mentioned land and constructed a two storied brick built

contd ...P/4



- : 4 : -

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building thereon. The property as aforesaid was mutated under now the K.M.C. as premises No.45, Rifle Club, Ambagan, Kolkata-700 070 being Assessee No.31-113-21-0045-0 of Ward No.113 and the vendor herein is seized and possessed of the said property without any interruption and disturbance from any body. The properties as aforesaid is more fully and particularly described in Schedule 'A' hereunder written and hereinafter be released to the said property.

AND WHEREAS due to some urgent financial problem, the vendor herein declared to sell 750 sft. area as per measurement of demarcated area of the ground floor at the southern Western portion of the building with separate entrance of main road

contd ..P/5



- : 5 : -

रिजिस्ट्रार, कोलकाता

facing with ingress and egress with easement right being part of 45, Rifle Club, Ambagan, Kolkata-70 at or for a total consideration price of Rs.3,50,000/- only and knowing the intention of the Vendor, the purchaser, herein with a view to purchasing the same, has proposed the vendor herein to sell the said property in his favour at or for the said price as fixed by the vendor and both the vendor and the purchaser have discussed between themselves regarding the terms and conditions and subsequently the purchaser has paid Rs.50,000/- only as an advance on 11.2.2002 of an Agreement and to pay the

Contd ...P/6

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thereon more fully and particularly described in the Schedule hereunder the vendor doth hereby grant, convey, sell, transfer, assign and assure absolutely UNTO the Purchaser ALL THAT the said 750 sft. area at the ground floor at the southern western side of 45 Rifle Club, Kolkata-70, standing thereon, more fully and particularly described in the Schedule 'B' hereunder TOGETHER WITH all easement rights, liberties, privileges, if any pertaining to the said property belong to the estate, right, title, interest claim and demand whatsoever to the Purchaser unto and upon the said property TO HAVE AND TO HOLD the same absolutely in the manner aforesaid free from all encumbrances, charges, claims, demands, whatsoever the property thus purchased by the purchaser and the purchaser shall have the right to sell, transfer, gift or dispose of the said schedule 'B' portion of the building standing thereon in any manner.

THAT THE Vendor DOth hereby covenant with the Purchaser as follows :-

NOTWITHSTANDING anything hereto before done or suffered to the contrary, the VENDOR has good and absolute right, title and authority to convey the said schedule 'B' property free from all encumbrances, charges, liens, lispendences, demands and claims whatsoever particularly described in the schedule hereunder written and all right privileges and appurtenances thereunto belonging and hereby sold, conveyed, and transferred and that the vendor has not done or knowingly suffered anything whereby the property may be encumbered effected or impeached in estate, title or otherwise.

The price Rs 2000/-

rest of the land

property and also open space only for sinking tube well along with ~~other~~ ^{Common} rights to use which is a part of this Deed and a plan attached herewith showing ^{with 'RED'} the portion of the building under this deed which is to be treated as a part of this Deed and the sold portion is butted and bounded by the -

- NORTH : Part of Vendor's land ✓
- SOUTH : Vendor's rest land & 16'-0" Road.
- EAST : Rest portion of Vendor
- WEST : Drain & 6'-0" Road. ✓

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the Vendor at Calcutta in the presence of :

1. Gopal Paul. *Signature of the Vendor*

A/10 *Surya nagar*
Calcutta
2. Arindam Chakraborty
12/10, *Tokha Mandol*
Gardens Road.
No-1-100038

Read out & explained
by me in the language
of the vendors.
Kamesh Chandra Ray
Advocate, Sudder's
Court

Handwritten signature at the top right corner.

MEMO OF CONSIDERATION

Received on and from the withinnamed Purchaser the within mentioned sum of Rs.3,50,900/- (Rupees Three lakhs fifty thousand) only as the full consideration as per agreement in the following manner :

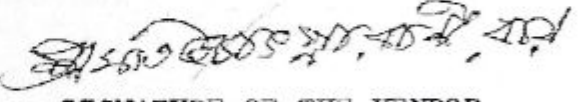
1. By cash on 11.2.2002 ...	Rs. 50,000.00
2. By Bank Draft No-355813 of U.B.i. Haldia-3.5.02.	Rs. 2,50,000.00
2. By cash on 6.5.2002 ...	Rs. 50,000.00
	<u>Rs. 3,50,000.00</u>
Total :	<u>Rs. 3,50,000.00</u>

Handwritten note on the left margin: "Total Rs. 3,50,000.00"

Handwritten note on the right margin: "Total Rs. 3,50,000.00"

(Rupees Three lakhs fifty thousand only)

WITNESSES :

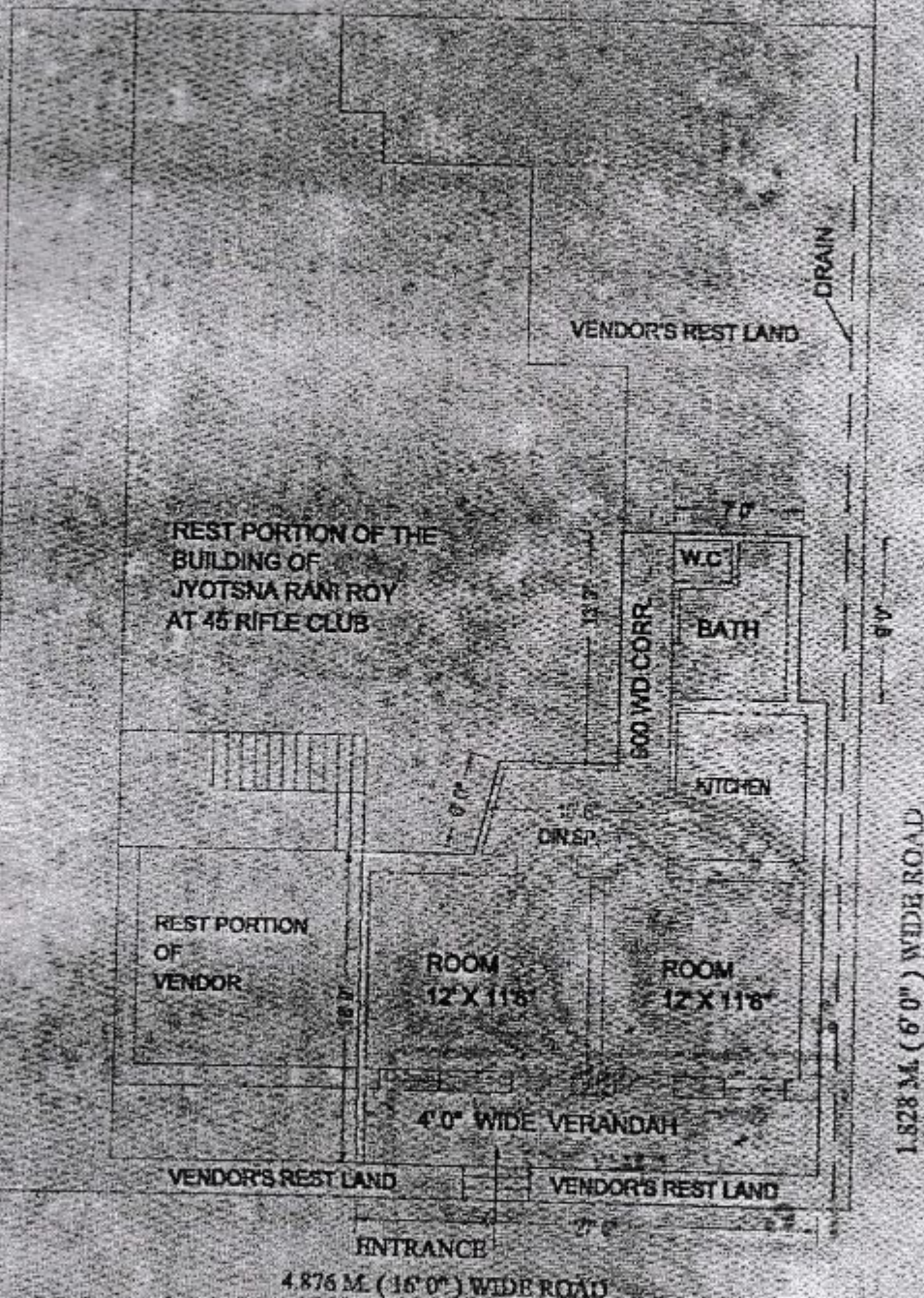
- Gopal Paul. 
6/10 Siraj Nagar
Pat-40
SIGNATURE OF THE VENDOR
- Abindevu Chakraborty
12/10, Ishan Mondal
Cresden Road,
Kolkata - 700038.

Drafted & approved by me in my office.
Kamli Bhattacharya
Advocate, Sudasri.com

PLAN SHOWING PORTION OF THE GROUND FLOOR OF THE
DOUBLE STORIED RESIDENTIAL BUILDING AT PREMISES NO 45 RIFLE CLUB
IN K.M.C. WARD NO. 113 BOROUGH - XI, P.S. REGENNT PARK, KOLKATA - 700070
DAG NO. 191 UNDER KHATIAN NO. 705 WITHIN MOUZA BANSDRONI



SOLD AREA SHOWN BY RED BORDER
SOLD AREA = 750 SFT. APPROX.



DRAWN BY
SUJIT RAY
(L.B.S.C.M.C.)
P-17/1, H.L. SARKAR ROAD
BANSDRONI
KOLKATA - 700070

SIGNATURE OF VENDOR

CADBUILDINDIA