



notice w/s 26 Submitted to the C/A. Serampore  
 on 25.7.84 vide case no 251

1/85  
 1250

*also up 5700. Act*

Admissible under Rule 91 duly stamped  
 (or exempt from duty not require  
 stamp duty under the Judicial Stamp  
 Act 1920) Sec 11A  
 No. 33  
 Fee Paid N 1-80  
 P. fee Rs. 4/50 P. S. 51-30

7-1-85  
 SERAMPORE, HOOGHLY

DEED OF SALE.

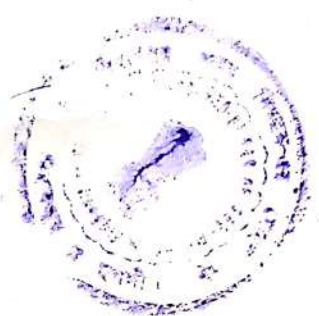
THIS INDENTURE MADE THIS 7<sup>th</sup> day of January, One thou-  
 sand Nine Hundred and Eighty Five BETWEEN SRI SUDHIR KUMAR  
GHOSH son of late Gokul Behari Ghosh by caste Hindu, by profe-  
 ssion retired pension holder residing at 78, Ram Mohan Place,  
 P.O. Konnagar, P.S. Uttarpara, District Hooghly hereinafter  
 referred to as "the VENDOR" (which expression shall unless ex-  
 cluded by or repugnant to the context includes his heirs, succe-  
 ssors, or successors-in-interest and assigns) of the One Part  
 AND SRI AMIT GHOSH son of Sri Sudhir Kumar Ghosh by caste Hindu  
 by occupation service residing at 275/A, Cripser Road, P.O.  
 Konnagar, P.S. Uttarpara, District Hooghly hereinafter referred

A 49.50  
 11 1-80  
 51.30

6/2/85

T	DC
5	'0396
5	'0431
	'0313
	'0328
	'0856

272  
 12/10/85  
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Sudhir Kumar Ghose

7.1.85  
 SERAMPORE, HOOGHLY

Sudhir Kumar Ghose



124

12/10/85  
 Sudhir Kumar Ghose  
 Son of Gokul Bikari Ghose  
 at Kamarpore  
 Thana Uttarpara  
 Dist. Hooghly  
 by Class Hindu  
 by Profession Artist

Identified by,  
 Sati Bhushan Mukherjee  
 Son of Balabhat Bhushan Mukherjee  
 at Advocate  
 at Serampore  
 in Court  
 by Class  
 by Profession

Identified by me,  
 Sati Bhushan Mukherjee & Co.  
 Sri Balabhat Bhushan Mukherjee  
 Advocate  
 Serampore Court  
 Hooghly.

7.1.85  
 SERAMPORE, HOOGHLY



-: 2 :-

referred to as The "PURCHASER" (which expression shall unless excluded by or repugnant to the context includes his heirs, successors, or successors-in-interest and assigns) of the OTHER PART.

WHEREAS The Vendor is fully seized and possessed of or otherwise well and sufficiently entitled to the messuage, tenement, lands, hereditaments and premises measuring in all 1(one) Cottah, 14(fourteen) Chittaks 20 sq.ft. or .031 Sharangsha or 125 sq. meter (hereby intended to be granted and conveyed and hereinafter referred to as the said property) as an absolute indefeasible estate in free simple or an estate equivalent thereto free from all incumbrances.

AND WHEREAS the Vendor hath contracted with the Purchaser for the absolute sale to him of the said property being Municipal holding No.78, Ram Mohan Place, within the ambit of Konnagar Municipality

.....3.

issues and profits thereof and of every part thereof and all

the estate right title interest and benefit thereof and all

B.  
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5 '0396  
5 '0431  
10318  
1328  
e- '0056

20 Rs.



--: 3 :-

in the district of Hooghly more particularly mentioned and described in the Schedule hereto annexed and a plan attached therewith free from incumbrances at or for the price of Rs.6,000/- (Rupees Six thousand) only.

ALL THAT "Danga" land belonging thereto measuring an area of 1(one) Cottah, 14(fourteen) Chittaks, 20 sq.ft. or .031 Saharangsha, or 125 sq.meter more or less including all rights of easements and user of common path as demarcated and delineated in the plan attached with this deed that is the "said property" was originally belonged to one Amritalal Mukherjee(since deceased) who got the same by way of decree in partition suit being T.S. No.4 of 1909 and T.S. No.51 of 1910 respectively. The aforesaid partition were affected amongst the other Co-sharers of said Amritalal Mukherjee and all the ancestral properties of said Amritalal were partitioned and particularly the schedule mentioned property was allotted to Sri Amritalal Mukherjee. On the

.....4.

issues and profits thereof and of every part thereof AND all the estate, right, title, inheritance use trust property claim

.....7.

Handwritten notes in Bengali script on the right side of the page, including a table with columns 'ST' and 'DC' and rows containing numbers like '0376', '0431', and '0056'. There are also various signatures and scribbles.



-: 4 :-

On the strength of partition as aforesaid, said Amritalal Mukherjee was able to get his name mutated in the local Municipality and fully seized and possessed of the same till breathing of his last. After his demise his widow Sm. Usha Devi obtained Letter of Administration in respect of the said property left by the deceased above named from the court of the District Judge, Hooghly in case No.134/1947 and thereafter said Usha Devi along with her two daughters Sm. Uma Devi and Sm. Aparna Devi were fully seized and possessed of the said property till the date of death of said Usha Devi that is 24.3.1965. Upon the demise of said Usha Devi the said Uma and Aparna have become joint owners of the said property as said Usha Devi died intestate and as said Usha Devi has or had no other legal heirs and/or heiresses. Subsequently said Uma and Aparna recorded their right, title and interest in the said property paid all the rent, rate, taxes, cess and other outgoings and statutory impositions of the same and were fully seized and possessed of the same till 9th. August, 1968.

.....5.

issues and profits thereof and of every part thereof AND all

trust property claim



-: 5 :-

On that day the then owners as aforesaid sold the said property to one Sm. Renuka Sur W/o Sri Jitendra Nath Sur of Sasthitala Lane, P.O. Bhadrakali, P.S. Uttarpara, Dist. Hooghly, by virtue of a Registered Deed of sale registered in Serampore Sub-Registration Office and recorded in Book No.I, Vol.No.95, pages No.10 to 15, being No.7171. Thus by virtue of the said Registered Deed said Sm. Renuka Sur became the absolute owner of the said property and was in peaceful possession of the same by paying all the rent, rate, taxes, cess and other outgoings and statutory impositions of the said property. Thereafter, said Sm. Renuka Sur transferred to me the said property at a price of Rs.3,500/- (Rupees three thousand five hundred) only by way of a Registered *Kobala* registered from the Serampore Sub-Registry Office and recorded in Book No.I, Vol.No.45, pages Nos.151 to 155 being No.1831 dated 1.7.71. Since the date of acquisition of my interest in the said property I have become the absolute owner as well as possessor of the said property mentioned in the schedule below and attached in the plan hereto annexed. Save and except

.....6.

issues and profits thereof and of every part thereof AND all the estate, right, title, inheritance use trust property claim

.....7.

T	DC
5	'0396
5	'0431
5	'0318
5	'0322
5	'0056

-: 6 :-

except me there is no other person or persons has or have any right, title, share, claim or demand whatsoever <sup>to</sup> or in the said property and the name of the Vendor therein has been mutated in the local Municipality and the taxes thereof is paid up-to-date.

AND WHEREAS the said Vendor hath contracted <sup>with</sup> the said purchaser for the absolute sale to him of the said property hereinafter more particularly mentioned and described in the schedule hereto and plan attached therewith free from incumbrances at or for the price of Rs. 6,000/- (Rupees Six thousand) only. Thereafter the said Vendor applied to the Competent Authority, Serampore vide Urban Ceiling case No. 251 of 1984 stating his intention of selling the Schedule mentioned land to this Purchaser, but up-till now the Vendor did not receive any objection from the said Competent Authority though statutory period of sixty days has already been over from the said date of application to the said Competent Authority. ALL THAT the said premises being No.78, Ram Mohan Place fully mentioned and described in the schedule hereto OR HOWSOEVER otherwise the said property now or hereto-fore were or was situated, butted, bounded called, known numbered described and distinguished TOGETHER with all houses, erections, fixtures, walls, yards, court-yard and benefit and advantages of ancient and other lights, liberties, easement, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or otherwise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtant thereto AND reversion and reversions remainder and remainders rents, issues and profits thereof and of every part thereof AND all the estate, right, title, inheritance use trust property claim

.....7.



ST	DC
5	'0376
5	'0431
5	'0315
5	'0322
5	'0056

Handwritten notes and signatures are present on the right side of the document, including the name 'B. Srinivas' and other illegible text.

claim and demand whatsoever both at law and inequity of the Vendor into and upon the said property or every part thereof AND all deeds pattas, muniments, writings and evidences of title which in anywise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendor his heirs, executors, administrators or representatives or any person from whom he or they can or may procured the same without action or suit at law or inequity TO HAVE AND TO HOLD the said property hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights members and appurtenances unto and to the use of the purchaser his heirs, executors, administrators, representatives and assigns for ever AND the Vendor doth hereby for himself his heirs executors, administrators and representatives covenant to the purchaser and his heirs, executors, administrators, representatives and assigns THAT notwithstanding any act, deed or thing whatsoever, by the Vendor or by way of his predecessors ancestors-in-title, done or executed or knowingly suffered to the contrary the Vendor now hath good right full power absolute authority and indefeasible title to grant, sale, convey and transfer the said property hereby granted, sold, conveyed and transferred or express or intended so to be unto and to the use of the purchaser his heirs, executor, administrator, representative and assigns in the manner aforesaid, AND THAT the purchaser his heirs, executors, administrators, representatives and assigns shall and may at all time hereafter peacefully and quietly possess and enjoy the said property and receive the rents issues and profits thereof, without any lawful eviction, interruption claim or demand 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 his ancestors or



Handwritten notes and stamps on the right side of the document. At the top right, there is a stamp that says '100 HUNDRED RUPEES'. Below it, there are several handwritten notes in blue ink, including 'B.', 'L.B.R.', and 'Roy'. There is also a rectangular stamp with the text 'FT DC', '6 '0396', '5 '0431', '3 '0315', and '7 '0556'. At the bottom right, there are more handwritten notes in blue ink, including 'Roy' and some illegible text.



or predecessors-in-title AND THAT free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified or from and against all and all manners or claims, charges, liens, debts, attachment and incumbrances 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 hereafter at the request and cost of the purchaser his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such act deed 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 FURTHERMORE the Vendor and all his heirs, executors, and administrator shall at all times hereafter indemnify and keep indemnified the purchaser his heirs, executors, administrators and assigns against all loss, damages, cost, charges and expenses if any, suffered by reason of any defect in the title of the Vendor or any breach of the covenant hereunder contained.

.....9.



Handwritten notes and stamps on the right margin include:  
- "100" and "HUNDRED RUPEE" on the banknote.  
- "EB" and "E" with arrows.  
- "ROY" in a box.  
- A table with columns "FT" and "DC":  
| FT | DC |  
|---|---|  
| 6 | '0376 |  
| 5 | '0431 |  
| 0352 |  
| 0056 |  
- "B - Register" and "Muzam Heath".  
- "100" and "100" written vertically.  
- "100" and "100" written horizontally.



-: 9 :-

The Schedule above referred to.  
 Piece or parcel of land, with all rights of easement & common passage hereditament, measuring in all 71 (One) Cottah 14 (fourteen) Chittaks, and 20 sq.ft. or .031 Saharangsha equivalent to 125 sq. meter demarcated in the plan attached herewith and bordered with red ink and marked as lot 'B1' lying situate at Mouza- Konnagar, being J.L. No.7, Pargana Boro, Revenue survey No.1759 in Touzi No. 409 B-1 comprised in R.S. plot No. 1850 under khatian Nos. 3130 2201 Eja-4376 within P.S. Uttarpara, Sub-Registration Office of Serampore, being Municipal Holding No.78, Ram Mohan Place, P.O. Konnagar, P.S. Uttarpara, Dist. Hooghly. The said land situates within the ambit of Konnagar Municipality and the annual rent of the land is 20 paise payable to the Collectorate of Hooghly through J.L.R.O. Serampore. The land mentioned herein is classified as "Danga" under R.S. Record and the land is butted bounded by :-

- North - Land marked as 'B-2' shown in the plan attached herewith.
- South - Land marked as 'B' in the plan.
- East - Land of Adhar Kumar Deb and land of Ajit Kr. Halder
- West - 15' ft. wide common passage shown in the plan.

*Sudhir Kumar Ghose*  
 Signature of the Executant.

Witnesses:-

1. *Gora Chand Banerjee*  
*Somprone*
2. *[Signature]*  
*[Name]*

Typed by  
*[Signature]*  
 L.N.M.

*Drafted by me.*  
*Sudhir Kumar Ghose*  
*Adarwati*  
*Serampore*  
*Hooghly.*

FT	DC
6	'0376
15	'0431
0	'1315
	'4321
1	'0056

*Handwritten notes in Bengali script on the right margin, including 'EB', 'E', and various illegible characters.*

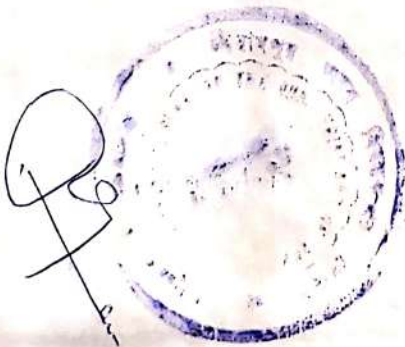
DEED  
RAM M  
NO. 7  
SHOWING  
SCALE



7.1.85

*add out*

REGISTERED  
AT  
13/1/87



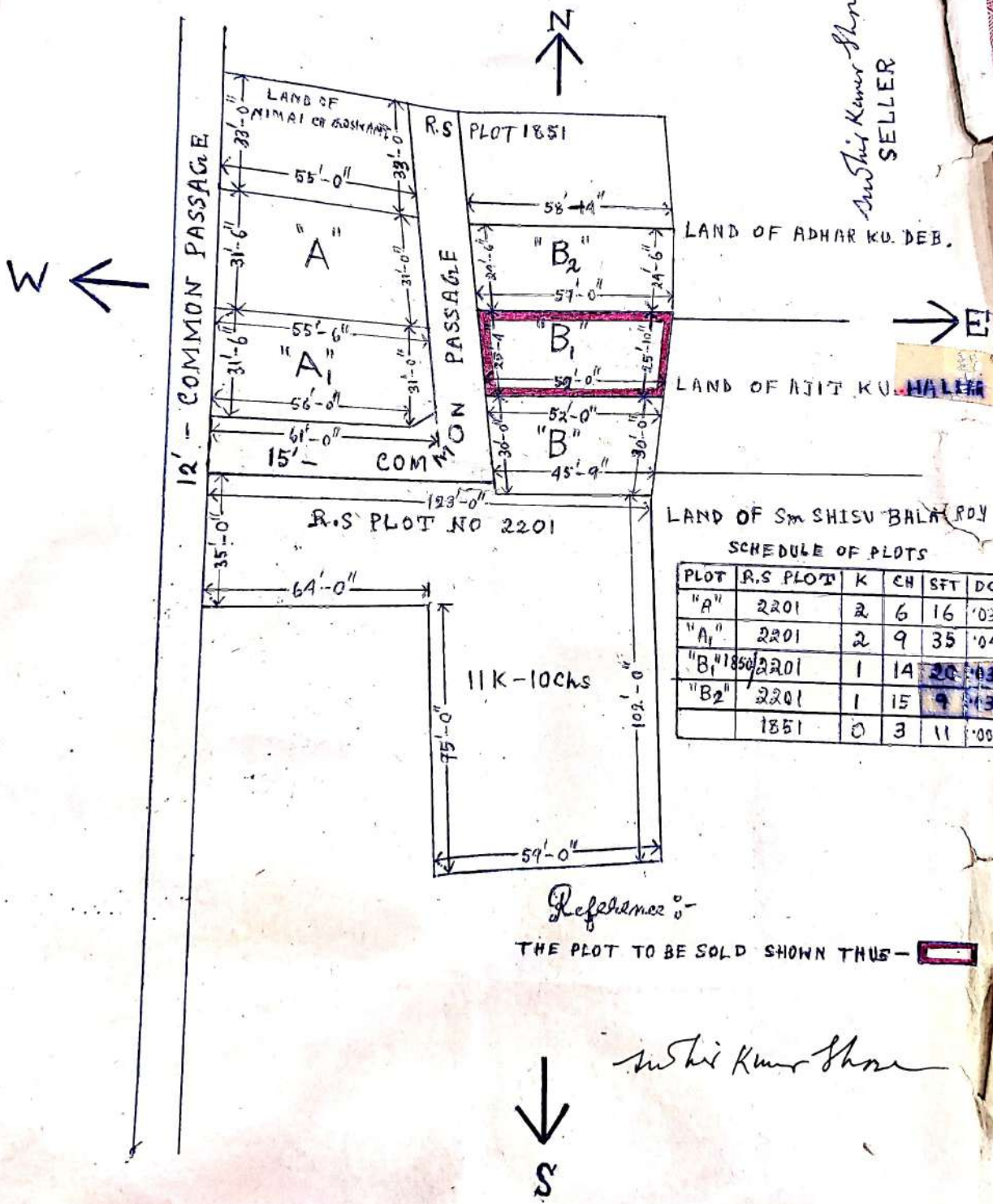
Book No. — *5*  
Volume No. —  
Page No. *205 to 213*  
Being  
for the year 1857-92

*Qm*

DEED PLAN OF PART OF HOLDING NO. 7  
 RAM MOHAN PLACE, KONNAGAR  
 D.P. NO. 7.P.S.UTTARPARA. DIST-HOOGHLY.  
 SHOWING PART OF C.S PLOT NO'S 1851 & 1850  
 SCALE - 33 FT = 1" INCH



*Smt. Shri Kumer Shree*  
 SELLER



SCHEDULE OF PLOTS

PLOT	R.S PLOT	K	CH	SFT	DC
"A"	2201	2	6	16	'0396
"A1"	2201	2	9	35	'0431
"B1"	1850/2201	1	14	20	'0315
"B2"	2201	1	15	9	'1328
	1851	0	3	11	'0056

Reference :-  
 THE PLOT TO BE SOLD SHOWN THUS -

*Smt. Shri Kumer Shree*

*Handwritten notes in Bengali script, including 'Bengal Hooghly' and other illegible text.*