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L 05250/05



358
60
H
324
394
14118

अनुसूचित अधिनियम, 1956 के अंतर्गत
अधिनियम संख्या 105 के अंतर्गत
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G. S. D. No. 141101
vide D.D. No. 200966

01AA 572108

Dated 1/9/05
S.A. No. 22221

2/9/05

28/2/05

Karika
15000
10500
2-9-05

3/8/8 of the WB. provision of value
Valuation of Immovable Property 1939 1934
Market Value Assessed Rs. 351249
Befit Stamp of Rs. 140971

A - 1639.00
E - 7.00
H - 28.00
mee - 4.00

1678.00

2/9/05

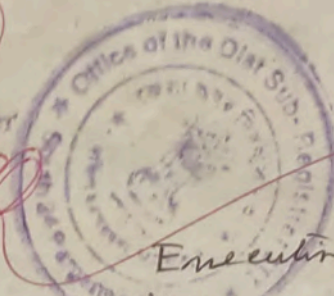
5/29
A 1639
E 7
H 28
mee 4
1678

THIS INDENTURE OF DEED OF SALE is made this 28th day of February TWO THOUSAND ONE BETWEEN SMT. SIKHA KARMAKAR wife of Sri Mantu Karmakar, by Caste - Hindu, by profession Housewife, presently residing at 406A, Jodhpur Park, Kolkata 700 068, P.S.Lake and SRI NIKHIL KUMAR DEB son of Sri N. K. Deb, by Caste Hindu, by Profession Service, presently residing at 18, Santoshpur Avenue, Kolkata 700075, P.S.Purba Jadavpur, hereinafter called the "VENDORS"

.....2

Sl. No. 31953
Sold to Santone Gupta Ban
15 Kali Kr. Majumder

Collected by
Treasury
Date: 26.2.2001



10000/-
500/-

Registered for Registration at
1100 A.M.P. No. 1100
Sept. 2005
At the Sadar Registration Office
District South 24 Parganas by
Execution/Claimant or one of
the Execution Claimant or
Witness for

Emancipator in adult
Sikha Karmakar
W/o. D/o Mantu Karmakar
No. 6A Jodhpur park
Lalce est-68
Dist South 24 Parganas
by Caste Hindu/Muslim
Profession Housewife

28/2/2001

2) Nikhil Kr Deb
870 N-K Deb
of 18 Santoshpur Avenue
P.S - Purba est-75
Hindu Jorlaipur
Serdine

Sub Registrar - 110
South 24 Parganas

Sikha Karmakar



1415

Sikha Karmakar

Identified by
Name: Asis Mukhopadhyay
S/o. W/o. D/o Adv
Calcutta High Court
Dist South 24 Parganas
by Caste Hindu/Muslim
Profession



1416

Nikhil Kr. Deb

Identified by me
Asis Mukhopadhyay Adv
Calcutta High Court

2
28/2/2001

Sub Registrar - 110
South 24 Parganas



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(which expression unless excluded by or repugnant to context be deemed to include their heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART :

A N D

SRI SANTANU GUHA son of Sri Bejoy Gopal Guha, by Caste Hindu, by Profession Service and SRI SUTANU GUHA son of Sri Bejoy Gopal Guha, by Caste Hindu, by Profession Service, both are presently residing at 15, K.K. Majumder Road, Calcutta 700075, P.S.Purba Jadavpur, hereinafter called the "PURCHASERS" (which expression unless excluded by or repugnant to context be deemed to include their heirs, executors, successors, administrators legal representatives and assigns) of the OTHER PART :

WHEREAS the land belongs to one Manindra Nath Mondal who became the owner of land measuring about 21 Bigha in T.S.No.16 of 1949 at 3rd Subordinate Judge at Alipore by virtue of partition suit.

AND WHEREAS the predecessor in interest of the present vendors is one of the son of late Manindra Nath Mondal i.e. Some Nath Mondal who became the owner of said 20 Bigha of land along with his four brothers and two sisters by virtue of Hindu Law of Succession after the demise of Manindra Nath Mondal.

AND WHEREAS the heirs and successors of Manindra Nath Mondal filed an application in 3rd Subordinate Judge Court at Alipore in T.S.No.16 of 1949 and after contested hearing after filing of report by partition commissioner the Ld. 3rd Subordinate Judge was pleased to pass a final decree declaring their right, title and interest in respect of 29 Bighas of land on 4th June, 1971 vide order 546 dated 14th July 1971.

AND WHEREAS we the sons and daughters of Manindra Nath Mondal is the peaceful possession and enjoyment of said twenty bighas of land AND WHEREAS some portion of land has been vested in State of West Bengal and Hon'ble High Court was pleased to pass an order in 3554/W/73 divesting the said vesting by State of West Bengal.

AND WHEREAS I Sri Some Nath Mondal and my two brothers entered into an agreement for sale with one Sri Kanti Ranjan Chakraborty who filed a suit for specific performance of contract against myself and my two brothers being T.S.no.51 of 1981.

AND WHEREAS the said suit for specific performance of agreement for sale has been compromised and I became the owner in respect of land measuring about 2 Bighas 17 Cottahs of land and I am in peaceful possession and enjoyment of said land.

AND WHEREAS out of said 2 Bighas of land, one Bighas ten cottahs of land fully described in schedule "A" to one Sikha Karmakar of 406A, Jodhpur Park, Calcutta 700068 and Sri Nikhil Kumar Deb of 18, Santoshpur Avenue, Calcutta-75 for valuable

consideration by virtue of deed of sale dated 15th September, 1982.

AND WHEREAS said Sikha Karmakar and Nikhil Kumar Deb while in possession and enjoyment of land developed the land and raised a katcha structure and enjoyed the fruits of the said land which is a sali land.

AND WHEREAS the said Sikha Karmakar and Sri Nikhil Deb while in possession of said one bigha ten cottahs of land is in need of money and has approached the present purchasers namely Sri Santanu Guha and Sri Sutanu Guha for sale of 6 cottahs 10 chittaks of land at a consideration of Rs.1,50,000/- (Rupees one lac fifty thousand) only and the present vendor having agreed and accepted that proposal of sale by Smt. Sikha Karmakar and Sri Nikhil Kumar Deb to the said purchasers namely Santanu Guha and Sri Sutanu Guha.

NOW THIS DEED WITNESSES THAT in consideration of sum of Rs.1,50,000/- (Rupees one lac fifty thousand) only paid by the vendors being agreed as the price of sali land and the receipt whereof is being acknowledged by the vendors do hereby and hereunder grant, convey, sale, transfer, assign and assure all their estate and interest in the land described in schedule "B" with all appurtenances, together with all homestead, trees, tanks, hedges, ditches, ways, waters, water-course, lights, liberties, privileges, easements whatever to the land described in the schedule.

AND ALL the estate, right, title, interest, claim and demand whatsoever of the vendors into or upon the same and every part thereof : TO HAVE AND TO HOLD the same unto and to the use of the purchasers, their heirs, executors, assigns, administrators, absolutely and forever together with title deeds, writings, muniments and other evidences of title and the vendors do hereby

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covenant with the purchasers, their heirs, executors, administrators, assign and representatives that notwithstanding any acts deed hereto before done, executed or knowingly suffered to the contrary the vendors is now lawfully seized and possessed of the said sali land free from any encumbrances, attachments or defect of title whatsoever and the vendors have full power and absolute to sell the said sali land in the manner aforesaid AND the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said sali land in khas without any claim or demand whatsoever from the vendors or any person claiming through or under him AND FURTHER THAT the vendors their heirs, executrs, administrators and assigns, covenant with the purchasers, their heirs, executors, administrators and assigns to save harmlessly indemnify and keep indemnified the purchasers, their heirs, administrators or assigns further covenant that he or they shall at the request and cost of the purchaser, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for ~~max~~ further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

SCHEDULE "A"

ALL THAT 21(twenty-one)cottahs of land in Dist.South 24-Parganas, at present Kasba under S.R.01 Alipore Parganas Khaspur R.S.No.3, J.L.No.25 Mouza Nayabad under Jilla Collectorate 24-Parganas(S) in Khatian No.130 Dag no.198, 199 alongwith all easement right and be butted and bounded as follows :-

ON THE NORTH : Land of vendor Some Nath Mondal ;
ON THE SOUTH : Land of Some Nath Mondal ;
ON THE EAST : 16' Village Road ;
ON THE WEST : Land of Anadi Mondal.

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SCHEDULE "B"

ALL THAT Plot No.2 being 6(six) Cottahs 10(ten) Chittaks more or less of Sali land alongwith Katcha Room Bamboo structure in Dag No.199, in District 24-Parganas(S) at present Kasba under S.R.O.Alipore Pargana Khaspur, R.S.No.3, J.L.No.25 Mouza Nayabad under Jilla Collectorate 24-Parganas(South) in Khatian No.130 and Dag Nos.198, 199 out of which 1 Cottah 8 Chittaks ~~is~~ lying and situated in Dag No.198 and the remaining portion i.e. 5 cottahs 2 chittaks lying and situated in Dag No.199 alongwith all easement right, title, interest, profits, claims appurtenances, appendages, possession, privileges whatsoever upon the said property hereby absolutely sold and transferred by the vendors to the purchasers the said land morefully shown delineated by coloured border RED lines with map or plan in annexed herewith and be butted and bounded as follows :-

ON THE NORTH : 20 feet wide Road ;

ON THE SOUTH : Plot No.3 of Smt. Soma Chowdhury ;

ON THE EAST : 40 feet wide Road ;

ON THE WEST : Plot No.1.

IN WITNESS WHEREOF the vendors herein set and subscribed their hands and seals in the presence of witnesses on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
IN PRESENCE OF :

1. Manli Karmakar
106A Jodhpur Park
Calcutta - 700068.

Sikha Karmakar.
Nikunil Kr - 816
SIGNATURE OF THE VENDORS

2. Subrata Das
38, Sankarapur
Cal - 75

Santamu Guha.
SIGNATURE OF THE PURCHASERS

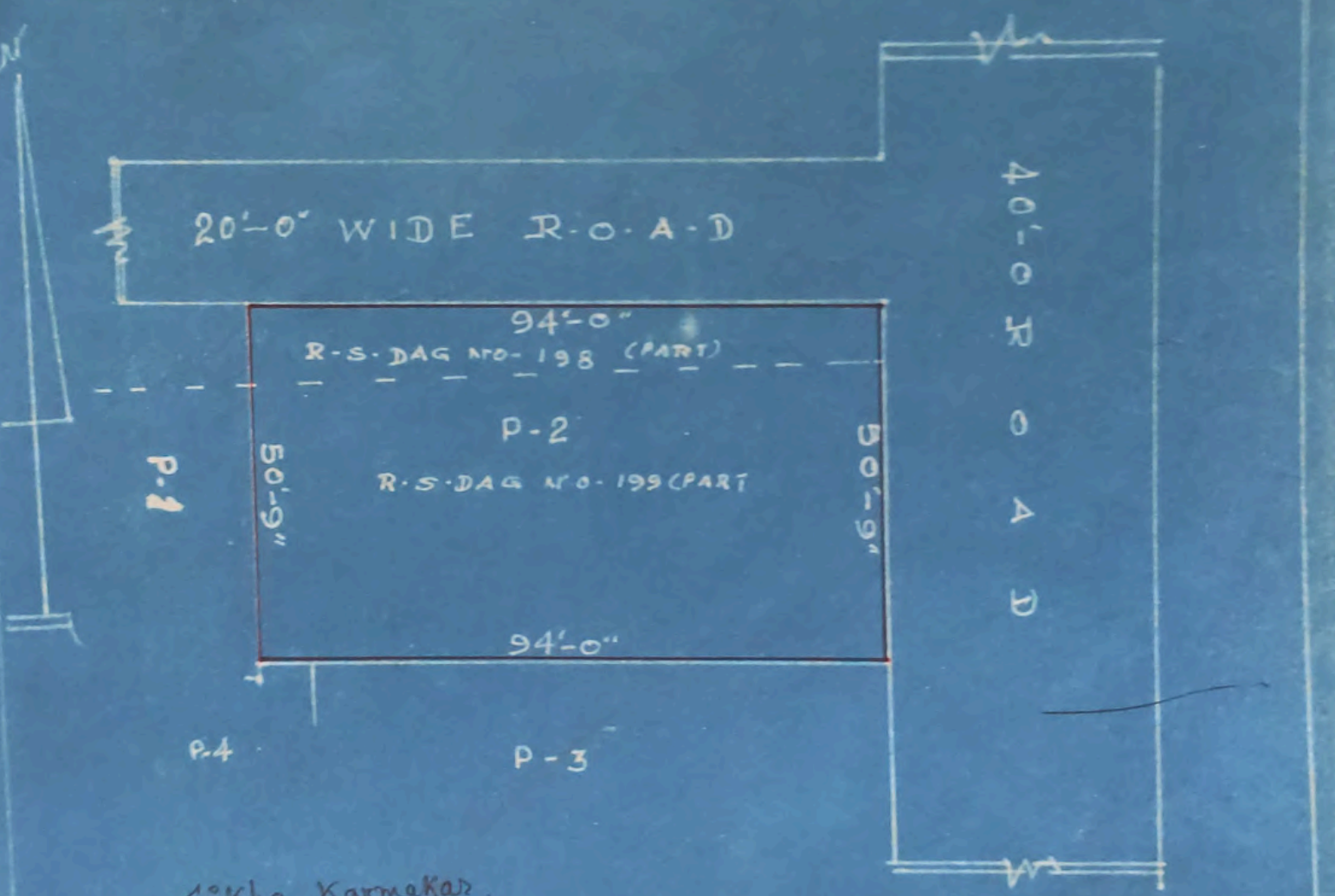
Drafted by me :

X Anis Mehrotra
Advocate.

THE PLAN OF R.S. DAG NO. 198, 199 (PART) : R.S. KHATIAN
 -130: AT MOUZA-NAYABAD : J.L. NO-25: SHEET NO-2
 RD NO-109 : UNDER-C.M.C. (JADAVPUR UNIT) : P.S.-KASBA
 SOUTH 24 PARGANAS SCALE 25'-0"=1" INCH:

REF:- PLOT NO-2 : DAG NO-198 (PART) AREA-1KH-8CH-0SFT.
 DAG NO-199 (PART) AREA-5KH-2CH-0SFT
 TOTAL AREA-6KH-10CH-0SFT.

SOLD LAND SHOWN IN RED BORDER=
 PURCHASER :- (i) SUTANU GUHA:
 (ii) SANTANU GUHA:



Sikha Karmakar,
 Nilchil Kr. Club

24.2.2001

DRAWN BY
 SRI BUDDHADEV PRADHAN
 J.C. (AMN) W.B.
 KARSA INDUSTRIAL ESTATE
 CAL-78 SOUTH 24 P.S.

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MEMO OF CONSIDERATION

IN WITNESS WHEREOF the Vendors put their signature
on the day month and year first above written.

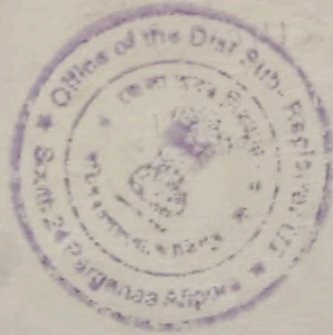
Pay Order No. 482146 dated 27.2.2001 46440
482140 do 30960
by cash Rs 72,600/-

WITNESSES :

1. Manjit Garmattan
406 A Jodhpur Park
Calcutta - 700066.

Sikha Karmakar
Nikunj No. 26
SIGNATURE OF THE VENDORS

2. Subrata Das
32, Santosh pur Avenue
Calcutta



Dist. Sub Registrar—
South 24 Parganas



Book No. 12
Volume No. 12
Pages 84 To 94
Being No. 5250
For the year 2005

Dist. Sub Registrar—
South 24 Parganas
2/9/05