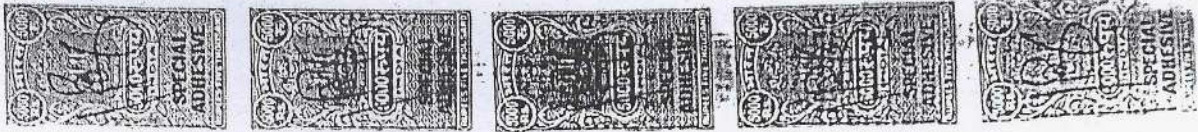


1187 25,000/- 03529 - 113



Admissible under Reg 41 of the  
 and also u... of the  
 West Bengal R Ag. 1975 duly  
 Stamp (Exempted from stamp  
 duty) under the Indian Stamp  
 Act 1899 as amended in 1984  
 Schedule 1A No. 23  
 Process Fee. 5434  
 Paid in C.F.S. 5473

Stamp Affixed in  
 Oct. 21/3/2001  
 SPECIAL SUPERINTENDING  
 OFFICER  
 CALCUTTA COLLECTOR

9/13,000/-

certified that deposit of Rs. 10350/- has been realised by bank draft  
 10350/-  
 5473/-  
 5473/-

**SALE DEED**

THIS DEED OF SALE is made on this 22<sup>nd</sup> day of March in the year 2001 A.D. BETWEEN 1. Smt. Kanak Ghosh w/o late Bibhuti Bhushan Ghosh by faith - Hindu, by occupation housewife, residing at - E-4/15, Indralok Housing Estate II, Paikpara, P. S. - Chitpur, Calcutta - 700 002, 2. Smt. Shanta Mukherjee D/o Late Bibhuti Bhusan Ghosh w/o Sri Sanjib Mukherjee by religion Hindu, by occupation service, residing at E-4/15, Indralok Housing Estate II, Paikpara, P. S. - Chitpur, Calcutta - 700 002, 3. Sri Anup Ghosh s/o late Bibhuti Bhusan Ghosh by faith - Hindu, by occupation service, residing at A/2, Alaknanda, Plot No. - 24-B, Sector - 14, Vashi, Dist. - Thane, New Mumbai - 400 705, Maharashtra 4. Sri (Dr.) Adhip Ghosh s/o of Late Bibhuti Bhusan Ghosh by faith - Hindu by occupation - service, residing at - 88-R, Banerjee Para Lane, 2nd. Floor, P. S. - Kasba, P. O. - Dhakuria, Calcutta - 700 031. 5. Smt. Mala Dutta, D/o Late Bibhuti Bhusan Ghosh w/o Sri Pradip Dutta by fiath - Hindu, by occupation - house wife, residing at - 41-R, Palm Avenue, P. S. - Kareya, Calcutta - 700019, hereinafter called the VENDORS ( which term or expression unless otherwise excluded by or repugnant to the subject or context, shall mean and include there respective heirs, executors, administrators, representatives and assigns) of the ONE PART

A  
 E  
 M2  
 H.  
 5473  
 91150  
 170

Signature  
 22/3/01  
 91.3.3



Presented for Registration on 22/3/11  
 at P.M. A.M. P.M. on the .....  
 day of ..... 19.....  
 at the Registrar's Office  
 Alipore, South 24 Parganas by.....  
 Executive Chairman of ..... of  
 the ..... of ..... or  
 Authorized by .....  
 Executive Chairman under or  
 Power of Attorney No. ....  
 of ..... Authenticated by  
 ..... Registrar of .....



① Karak Ghosh  
 ② Samira Ghosh  
 Name: Mrs. Samira Ghosh  
 No. W.P. No. ....  
 of .....  
 District: 13th District of  
 S.R. Bangalore  
 by Caste Hindu/Muslim  
 by Profession .....  
 No. 20/1 of 618 Plam  
 Avonue, 75, Kogge  
 Calcutta

Karak Ghosh  
 145

Karak Ghosh  
 146  
 Shanti Mukherjee

147  
 Anup Ghosh

144  
 Anup Ghosh

148  
 Anup Ghosh

Registrar of South 24 Parganas and Registrar of Town of Ho. Dec. 1951

Handwritten signature/initials

Handwritten signature/initials  
 Name: .....  
 No. W.P. No. ....  
 of .....  
 District: 13th District of  
 by Caste Hindu/Muslim  
 by Profession .....

Handwritten signature/initials  
 Registrar of South 24 Parganas and Registrar of Town of Ho. Dec. 1951

Handwritten notes at the bottom left.

- 2 -

AND

Sri Ashoke Nag Chowdhury son of Sri Swadesh Ranjan Nag Chowdhury by faith Hindu by occupation Business, residing at- Natunpara, Baruiipur, Police Station - Baruiipur, District 24 Parganas (South), hereinafter called the PURCHASER ( which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART

WHEREAS the demarcated piece and parcel of land measuring .05½ decimals comprised in C.S. Dag No., 1387, R.S. Dag No.  $\frac{1387}{3140}$ , R.S. Khatian No. 4398, Touzi No -250, R.S. No 71, J. L. NO. 31, Pargana - Medanmolla, Mouza, A.D.S.R. Office and Police Station - Baruiipur, District - South 24 - Parganas, was originally belonged to Subodh Chandra Bhadra and while

Contd... Page No. 3

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-: 3 :-

he was seized and possessed of the aforesaid land with full right, title and interest, he sold, conveyed and transferred the same to Bibhuti Bhusan Ghosh by a sale deed dated 24.02.1967 and the said deed was registered at Baruipur S.R. Office in Book No. -1, Volume No.- 35 Pages - 29 to 32, Being No. - 1187 for the year 1967.

AND WHEREAS after purchase of the said vacant plot of land, the said Bibhuti Bhusan Ghosh mutated his name in the record of right maintained by J.L.R.O., Baruipur, and also in the office of Baruipur Municipality. AND WHERE AS while he was in peaceful possession of the said vacant plot of land, the said Bibhuti Bhusan Ghosh obtaining building plan duly sanctioned from the Bauipur Municipality constructed a single storey building thereon having covered area of 1185 sq. Ft. and also constructed a staircase up to the roof of the building and WHEREAS while said Bibhuti Bhusan Ghosh was seized and possessed of the aforesaid properties with full right, title and interest died intestate, on 27th

Contd... Page No. 4

-- 4 --

November, 1986 and his property devolved upon his widow Smt. Kanak Ghosh, two married daughters namely Smt. Shanta Mukherjee, Smt. Mala Dutta and two sons Anup Ghosh and Dr. Adhip Ghosh equally under the provision of the Hindu succession Act, 1956.

AND WHEREAS after the death of said Bibhuti Bhusan Ghosh his aforesaid legal heirs sons, daughters and widow mutated their names in the relevant records of the concerned authorities.

AND WHEREAS the legal heirs of Bibhuti Bhusan Ghosh, since deceased, after obtaining sanction and permission from Baruipur Municipality made constructions on the 1st. floor of the aforesaid single storey building having covered area of 1185 sq.ft. consisting of two Bed Rooms, one Dining-cum-

Contd... Page No. 5



Drawing Room, Verandah on east and north, one corridor, one kitchen room, one mezzanine floor over the bath room, and one privy cum bath room and WHEREAS the aforesaid son, daughters and widow, the legal heirs of Late Bhibhuti Bhusan Ghosh, while they were seized and possessed of the aforesaid two storied building together with land jointly out of them 1. Smt. Kanak Ghosh 2. Smt. Shanta Mukherjee 3. Sri Anup Ghosh 4. Smt. Mala Dutta, that is the legal heirs of Late Bibhuti Bhusan Ghosh, out of natural love and affection gifted their undivided share therein all that the entire 1st. floor self contained flat properties covering an area of -1185 sq.ft. together with proportionate undivided share of the land underneath the building with right to use the staircase upto the roof of the building and also common area of land around the building to Dr. Adhip Ghosh by a deed of gift dated 29. 06.1992 and the said deed was registered and recorded in the office of District Registrar, Alipur as deed No.

Contd... Page No. 6

-- 6 --

11178 for the year 1992 and WHEREAS the Vendors together with Dr. Adhip Ghosh are now the absolute owners of remaining ground floor self contained flat properties of two storeyed building together with lands morefully described in the schedule hereunder by inheritance from their father and husband. AND WHEREAS the present Vendors after becoming the absolute owners of the under schedule property have mutated their names in the office of Bauripur Municipality AND WHEREAS the present Vendors have absolute right, possession and marketable title to sell the schedule property elsewhere.

AND WHEREAS the Purchaser proposed to purchase the property described in the schedule hereunder free from all encumbrances at a total consideration of Rs. 4, 95,000/- (*Rupees Four Lakhs Ninety Five thousand only*)

Contd... Page No. 7



NOW THIS INDENTURE WITNESSES, that in pursuance of the said proposal of the purchaser and in consideration of the sum of Rs. 4, 95,000/- (*Rupees Four Lakhs Ninety Five thousand only*) paid by the Purchaser to the Vendors (the receipt whereof the Vendors hereby acknowledge), the said Vendors do hereby convey to the said Purchaser, free from encumbrances, the under schedule property.

WHEREAS the Vendors do hereby grant, sell, convey and transfer the under schedule property, is more particularly delineated and coloured by RED border in the map or plan annexed hereto, TOGETHER with trees, fences, hedges, ditches, ways, waters, watercourses, liberties, privileges, casements and appurtenances whatsoever of the said property and premises belonging or in any way appertaining or usually held or occupied herewith, or reputed to



- 8 -

belong or be appurtenant thereto, AND ALL the estate, right, title, interest, claim and demand whatsoever of the Vendors in or to the property hereby conveyed and every part thereof : TO HOLD the same to the Purchaser, his heirs, administrators, legal representatives or assigns absolutely.

THE VENDORS do hereby deliver to the Purchaser all deeds, evidence and writings now in their possession and custody relating to the title of the Vendors to the property hereby conveyed AND the Vendors and all persons claiming under them do thereby covenant with the Purchaser his heirs, administrators or assigns, that the Vendors are now lawfully seized and possessed of the said property free from any encumbrances or defect whatsoever and that they have absolute authority to sell the said property in manner aforesaid. AND the Purchaser may hereafter peaceably and quietly possess and enjoy the said property in Khas or through tenants without any claim or demand

Contd... Page No. 9

~~whatsoever from the Vendors or any persons claiming through or under them.~~  
AND the Vendors their heirs, administrators ~~or assigns~~ covenant to save  
harmless, and keep indemnified the Purchaser, his heirs, administrators or  
assigns from or against all encumbrances, charges and equities whatsoever.  
AND the Vendors, their heirs, administrators or assigns further covenant that  
he or they shall at the request and cost of the Purchaser, his heirs, administrators  
or assigns do or execute or cause to be done or executed all such lawful acts,  
deeds and things whatsoever for further and more perfectly conveying and  
assigns the said property and every part thereof in manner aforesaid as also  
putting him or them in possession of the same according to the true intent and  
meaning of this deed.

Contd... Page No. 10



SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT the entire ~~Ground Floor self-contained flat of two storeyed~~ building consisting of two Bed Rooms, ~~one Dining-cum-Drawing room, Verandah~~ on east, one Corridor, one Kitchen, ~~one Store Room, one Mezzanine Floor~~ over the bath room, one Privy-cum-Bath Room, covering an area of about 1185 sq. ft. shown and delineated in the annexed plan of the Ground Floor flat bordered by RED colour, together with ~~proportionate undivided share of the~~ land underneath the building and also common areas of land around the building for movement and other purposes situated at Ukil para within ward No-15, previously ward No. 4. Holding No- 68 of Barui pur Municipality, together with land area of 3 Kattha 5 Chattak equivalent to 05½ deci. Comprised in C.S. Dag No. -1387, R.S. Dag No.  $\frac{1387}{3149}$ , R. S. Khatian No. 4398 Touzi No - 250, R.S. No- 71, J. L. No.- - 31 Mouza - Barui pur, Pargana - Medanmolla A. D. S. R. Office and P. S. - Barui pur, Dist. - 24-Parganas (South).

Contd... Page No. 11



11

BUTTED AND BOUNDED ON THE FOLLOWING MANNER:

- On the North : By Ukilpara Road
- On the East.: By the house of Late Dinendra Lal Banerjee
- On the South : By the house of satyendra Kumar Ghosh
- On the West : By the house of Late Nagendra Chandra Bhadra

IN WITNESS whereof the Vendors have hereunto set and subscribed their hands and seals the day, month and year first above written.



~~Signed, Sealed and Delivered~~  
~~in the presence of witnesses~~

1. Amit Kr. Dan.  
S/o Monasti Kantar Dan.  
Rajpur, 24 Pers (S)

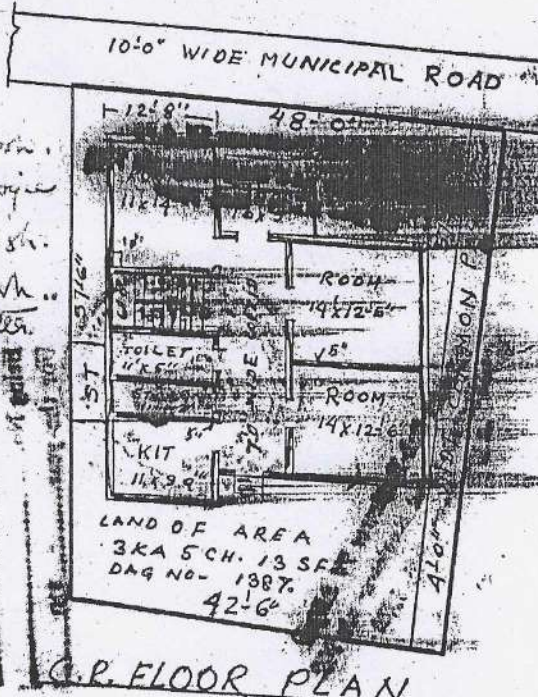
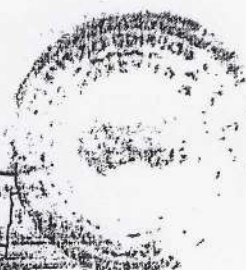
2. Sukal Halder  
S/o - Dhiren Halder.

3. Laxkarpur, 24 Parganas (S)

Kanak Ghosh  
Shanta Mukherjee  
Anup Ghosh  
Aditya Ghosh  
Maha Dutta

Signature of the Vendor

BARUIPUR - J.L. NO. 31 - SITE PLAN. C.S. DAG NO. 1387  
OF LAND. 3KA 5 CH. 13 SET COLOR RED BORDER.  
D. NO. 15 DIST. SOUTH 24 PARGANAS. SCALE - 1" = 16.5 FT.  
UNDER BARUIPUR MUNICIPALITY. MADE ON THE BASIS  
PREV. SITE PLAN, G.R. FLOOR PLAN



*Handwritten notes in Bengali:*  
 কক্ষ  
 শ্রীমতী  
 রুম  
 অধিকার  
 মিস্টার

Traced By -

A - e - Sem  
**AJOY CHANDRA SENA**  
 B.Sc. Diploma In Civil Engineer  
 C-285, 50  
 Barui Pur, South 24 Pgs.  
 Dt - 16.3.2001

DRAWN BY -  
**M. SORKAR.**  
 D.C.L.

G.R. FLOOR PLAN



MEMO OF CONSIDERATION

	CITY BANK	CHOWRINGHEE ROAD	Chq. No.	Rs
1)	"	"	182347	99,000/-
2)	"	"	183166	99,000/-
3)	"	"	182348	99,000/-
4)	"	"	182349	99,000/-

*Anup Ghosh*

IN WITNESS whereof the Vendors have hereunto set and subscribed their hands and seals the day, month and year first above written.

1. *Amit Das.*
2. *Sukal Halder.*
- 3.

*Kanak Ghosh.  
Shanta Mukherjee  
Anup Ghosh  
Adwip Ghosh.  
Mala Datta*

Signature of the Vendor

Drafted by me Advocate : *Suhanya Bhattacharya*  
Adv.  
Baruipur Civil Court.  
Composed by me : *Abul Kalam Molla*

