

15792 M-224 000 14 500RS.

4C



M-R.S. 220  
LR. 238.

207/02  
S.K. 23/14

My = 2,07,000/- 9010  
220

Stamp and Regn. No. 100  
and also U.S. Stamp No. 100  
and also U.S. Stamp No. 100  
and also U.S. Stamp No. 100  
and also U.S. Stamp No. 100

594  
6-15

DISTRICT SUB-REGISTRAR IV  
REGISTRAR U.S. 7(2) of  
REGISTRATION ACT 1908  
Howrah, 24-Parganas (South)

6.1.25

THIS DEED OF SALE made on this 23rd day of November.

Two Thousand Four A.D. BETWEEN 1. SRI SHAMBHU SINGHA ROY son of late Jagadish Chandra Singha Roy, by Faith-Hindu, by Occupation-Business, residing at Chouhati, Block-A, P.S. Sonarpur, Dist. South 24-Parganas, 2. SMT. MANJU KAR wife of Sri Ranjit Kar, by Faith-Hindu, by Occupation-Housewife, residing at D-45, Karju Nagar, P.S. Jadavpur,

3200  
27.12.4

Valuation of Instrument (1934)  
32400

1639-  
1678-  
1678-

Hand

32144.



No. 32144  
Sold to Rajinder Singh  
88-5/1, Block A, I  
New Alipore, Calcutta

For

Kolkata Collectorate.  
Treasury.

Dated 18/11 2004

SM  
Treasurer

Sambhu Singh  
P.O. No. 18/11/04  
By Cashier Jagdish Chandra  
Pradhan

1 - 500/-  
2 - 4000/-  
3 - 10/-

Presented to Sub-Registrar  
A.M./P.M. on 23/11

7/35 PM

Day of NOV 2004  
the Sd/- Sub-Registrar  
Block A, P.O. No. 18/11/04  
By Cashier Sambhu Singh  
Roy

Roy of Chorhati  
Block A, P.S. Sonar  
P.O. No. 24 P.O. (S)  
(2) Manju Kar  
No Receipt for  
of 45 Karjuna  
P.S. Tadar Pore  
Vol 32 B Bhubul

Sambhu Singh Roy

27/11/04

DISTRICT SUB-REGISTRAR IN  
REGISTRATION ACT 1908  
Block A, P.O. No. 18/11/04

Sub-Registrar  
Block A, P.S. Sonar  
P.O. No. 24 P.O. (S)  
Manju Kar  
24 P.O. (S)

Sambhu Singh Roy

Block A, P.S. Sonar  
P.O. No. 24 P.O. (S)  
27/11/04

Manju Kar

Sub-Registrar

DISTRICT SUB-REGISTRAR IN  
REGISTRATION ACT 1908  
Block A, P.O. No. 18/11/04

Manju Kar

Chorhati Block A, I

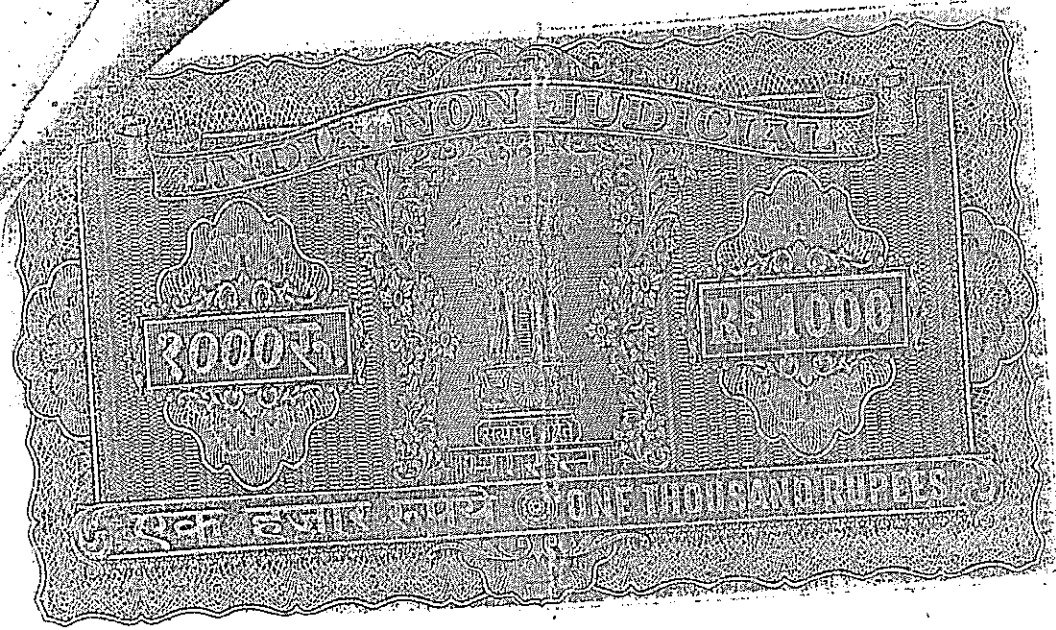
P.S. Sonar

P.O. No. 24 P.O. (S)  
Service

P.T.O.

Babli Singh Roy





Kolkata-700032; AND 3. SMT. BULBUL SINGHA ROY wife of Sri Jatin Singha Roy, by Faith-Hindu, by Occupation-Housewife, residing at 167, Basudevpur, P.S. Behala, Kolkata-700061, hereinafter jointly called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

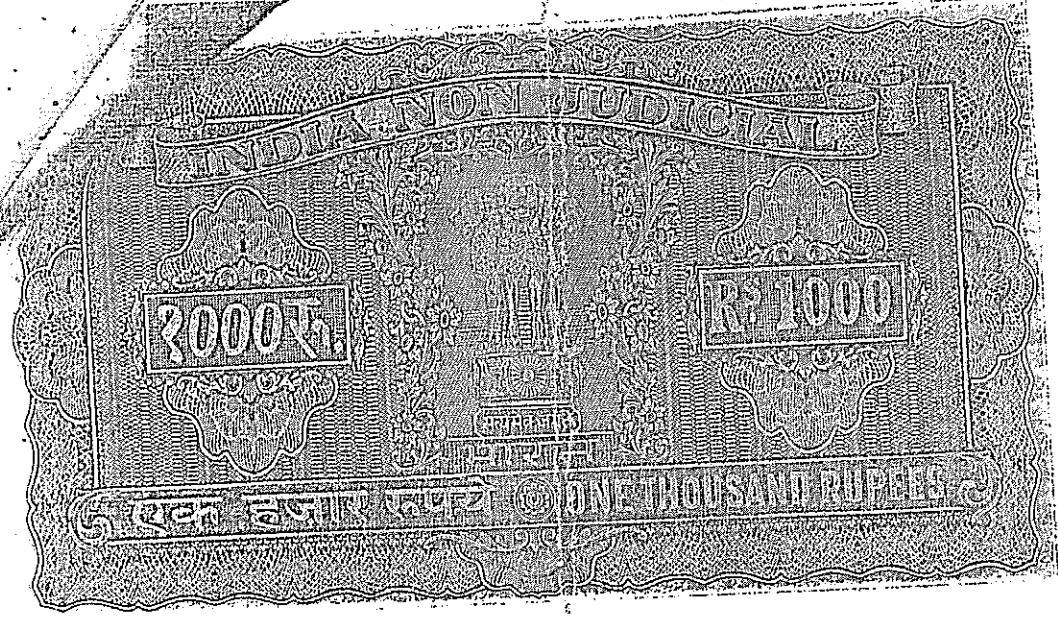
SRI RAJINDER SINGH son of Sri Priya Vart Chowdhury, by Faith-Hindu, by Occupation-Business, residing at 88-5/A, Block-E, New Alipore, Kolkata-700053, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

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*Handwritten notes:*  
H. S. Roy  
S. S. Roy





WHEREAS at all material times, one Dukhiram Naskar son of late Ram Chandra Naskar, was the absolute and lawful recorded owner of All that piece and parcel of Sali land measuring more or less 17 decimals comprised in R.S. Dag No. 220 under R.S. Khatian No. 134 at Mouza Raghampur, J.L. No. 74, R.S. No. 235, Touji No. 119, Pargana-Magura, Police Station and Sub-Registry Office at Sonarpur in the District of 24-parganas, at present South 24-Parganas.

AND WHEREAS by paying rents and taxes, the said Dukhiram Naskar, while seized and possessed of the said plot of sali land measuring 17 decimals, being childless, died intestate leaving behind him surviving his widow Smt. Indu Bala Naskar as his legal heir and/or successor according to the Hindu Succession Act, 1956.

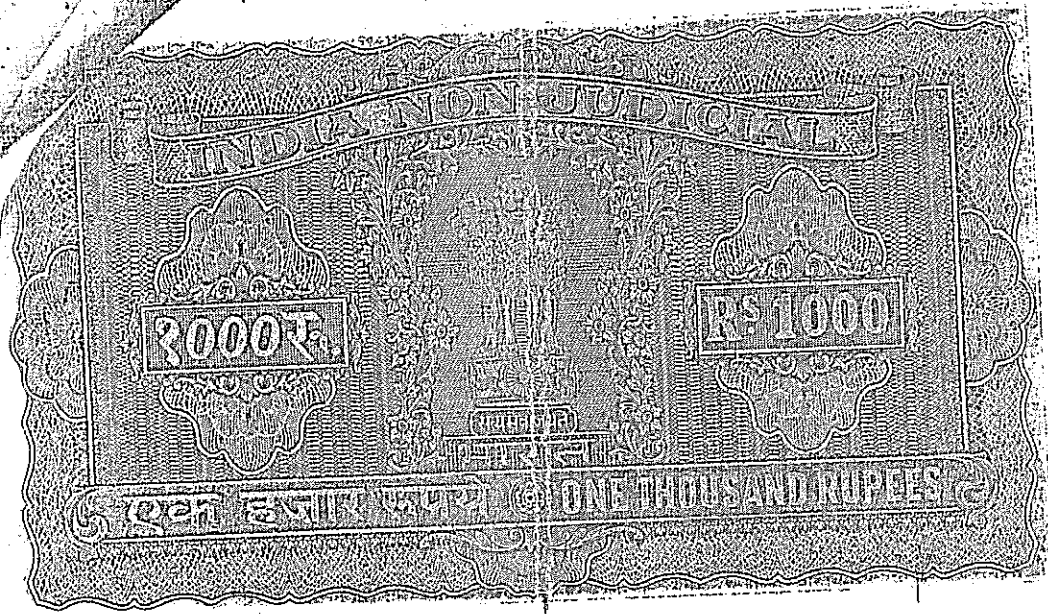
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*Alena*

*Alan*





-4-

AND WHEREAS by way of inheritance, being absolute and lawful owner of the aforesaid landed property, the said Smt. Indu Bala Naskar sold, conveyed and transferred the said land measuring more or less 17 decimals of sali land lying and situated at R.S. Dag No. 220 under R.S. Khatian No. 134 at Mouza Raghampur unto and in favour of Smt. Chinu Rani Singha Roy, wife of Jagadish Singha Roy by virtue of a Deed of Sale, duly registered before the Sub-Registrar at Sonarpur and entered in Book No. I, Volume No. 8, pages 134 to 136, Being No. 158 for the year 1980.

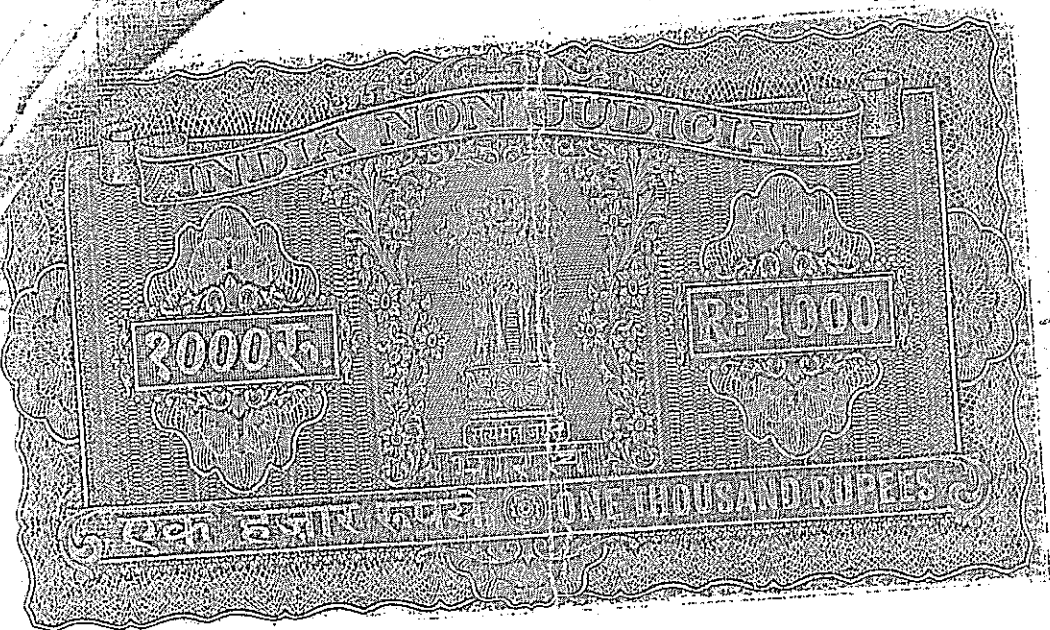
AND WHEREAS having purchased of the aforesaid landed property, the said Smt. Chinu Rani Singha Roy wife of Jagadish Chandra Singha Roy mutated her name at the office of the B.L.L.R.O. and during L.R. settlement, the said land had duly been recorded in her name comprised in L.R. Dag No. 238 under L.R. Khatian no. Kri-133 at Mouza-Raghampur, J.L. No. 74, under Police Station Sonarpur, in the District of South 24-Parganas,

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-5-

AND WHEREAS by paying rents and taxes, the said Smt. Chinu Rani Singha Roy, while seized and possessed of the said plot of sal land containing an area of 17 decimals be, the same a little more or less, died intestate leaving behind her surviving her one son Sri Shambhu Singha Roy son of late Jagadish Chandra Singha Roy and two married daughters, namely Smt. Manju Kar (nee Singha Roy) wife of Sri Ranjit Kar and Smt. Bulbul Singha Roy wife of Sri Jatin Singha Roy as her legal heirs and/or successors according to The Hindu Succession Act, 1956.

AND WHEREAS by virtue of inheritance, the aforesaid Sri Shambhu Singha Roy, Smt. Manju Kar and Smt. Bulbul Singha Roy, the Vendors herein, being absolute and lawful joint owners, thus absolutely seized and possessed of the said land measuring more or less 17 (Seventeen) decimals of sal land comprised in R.S. Dag No. 220 under R.S. Khatian No. 134,

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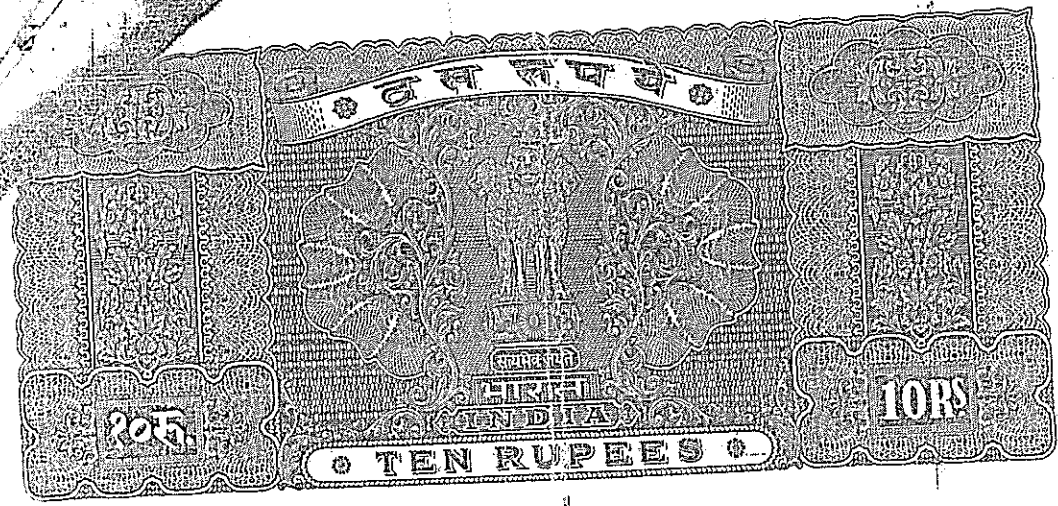
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10RS.



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(corresponding to L.R. Dag No.238 under L.R.Khatian No,Kri-133)  
at Mouza Raghampur, J.L.No.74 under Police Station Sonarpur,  
in the District of South 24-Parganas, more fully described  
in the schedule hereunder written, in fee simple and free  
from all encumbrances.

AND WHEREAS in order to meet necessities, being urgent  
need of money, the vendors herein declared to sell out the  
said plot of Sali land, measuring more or less 17 (seventeen)  
decimals, fully described in the Schedule hereunder written,  
for a consideration price of Rs.1,50,000/- (Rupees One Lakh  
Fifty Thousand) only be the highest market price of this  
moment and the purchaser herein agreed to purchase the  
said land at or for the paid price being satisfied about  
the title of the vendors in respect of the said land free  
from all encumbrances.

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*Handwritten signatures and initials in the bottom left corner.*



NOW THIS INDENTURE WITNESSETH that in pursuance of the

said agreement and in consideration of the sum of Rs.1,50,000/ (Rupees One Lakh Fifty thousand) only paid by the purchaser to the vendors ( the receipt whereof the vendors doth hereby admits, grants and acknowledges as per memo of consideration hereunder written) and of and from the same and every part thereof the vendors doth hereby sell, transfer, convey, assure and assign the said land as fully mentioned and described in the schedule hereunder written and shown with 'RED' border lines in the site plan/map annexed hereto and all the estates, rights, titles, interests, claims and demands whatsoever of the vendors in or to the land with all rights of easement appertaining thereof hereby convey and every part thereof.

TO HAVE AND TO HOLD the said land hereby sold, conveyed and transferred unto and in favour of the said purchaser, his heirs, executors, administrators or assigns for ever and the said vendors do hereby for themselves, their heirs, executors, administrators or assigns covenant with the said purchaser and declare that they are seized and possessed of and has not in any way encumbered or charged the property to be conveyed by this deed of sale and that the said purchaser, his heirs, executors, administrators and assigns shall and may at all times peaceably and quietly possess and enjoy the said land without any interruption, claim or demand whatsoever from or by the said vendors or any person/persons lawfully or equitably claiming from under on intrust for them AND that the said vendors shall and will and for all times to come at the request and cost of the said purchaser, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title

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*same*





of the Purchaser to the said hereditament and premises or any part thereof AND the Vendors have this day simultaneously with the completion of the purchase, handed over the peaceful vacant possession of the said land to the said Purchaser.

And the Vendors further covenant that if it transpire that the property hereby conveyed by the Vendors are not free from all encumbrances as hereinbefore stated by them the Vendors, their heirs, executors, administrators and assigns will be civilly and criminally liable to the Purchaser, his heirs, executors, administrators and assigns and will be bound to make good any loss sustained by him or them.

The Vendors further declare that the Purchaser herein are liable to mutate his own name in place of Vendors names in the offices of the respective authorities concerned to enable them to pay the usual rents and taxes in respect of the Schedule below land.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of Sali land measuring more or less 17 (Seventeen) decimals lying and situated at R.S.Dag No. 220 (Two hundred twenty) under R.S. Khatian No. 134 (One hundred thirty four) (corresponding to L.R.Dag No. 238 under L.R. Khatian No. Kri-133) at Mouza- Raghobpur, J.L.No. 74, R.S.No. 235, Touji No. 119, Pargana Magura, Police Station and Addl. District Sub-Registry Office at Sonarpur in the District of South 24-Parganas within the limits of Polghat Gram Panchayat together with all easement rights and benefits thereto and the said land is shown and delineated with 'RED' border lines in the site plan/map annexed herewith which is also the part and parcel of this

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document and the proportionate annual rent of the said land is 85 paise payable to the Collector of South 24-Parganas under the Government of West Bengal.

The said land at present is used for agricultural purpose and butted and bounded as follows:-

- On the North- R.S.Dag No.219.
- On the South- R.S.Dag No.215.
- On the East- R.S.Dag No.221.
- On the West- R.S.Dag No.216.

MEMO OF CONSIDERATION

RECEIVED Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only from the within named Purchaser by this within named Vendors as per memo below.

By cash- 100 X 1500 Pcs..... Rs.1,50,000/-

(Rupees One Lakh Fifty Thousand only)

1. Sambhu Singha Roy
2. Manju Kaur
3. Babli singha Roy

SIGNATURE OF THE VENDORS.

WITNESSES

1. Ganjis Singha Roy  
vill + P.O - Chowkati Block (A)
2. P.S - Sonarpur.  
Dis - 24 Parganas (S)
3. *[Signature]*  
T.C./S.C. *[Signature]*  
order - 02.

contd...

*Hema*





VENDOR NO-1



Thumb 1st finger middle finger ring finger small finger

left hand

right hand

Name SHAMBHU SINGHA ROY

Signature *Shambhu Singha Roy*

VENDOR-2



left hand

right hand

Name MANJU KAR

Signature *Manju Kar*

PURCHASER



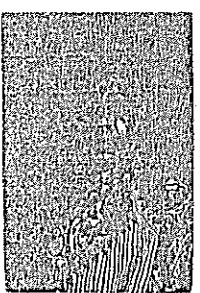
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Name RAJINDER SINGH

Signature *Rajinder Singh*

VENDOR-3

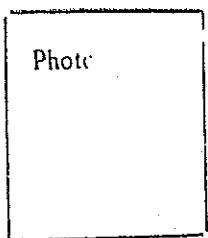


left hand

right hand

Name BABLI SINGHA ROY

Signature *Babli Singh Roy*



left hand

right hand

Photo

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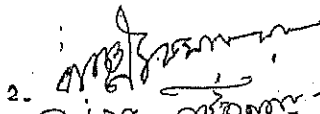
IN WITNESS WHEREOF the Vendors set and subscribed their signatures in the day, month and year first above written.

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF:-

WITNESSES

1. Sanjib Singha Roy  
vill+po - Chouhati Block (H)  
Dis - 24 Parganas (S)

2.   
R/CC, W.P. 2000 -  
Ward No - 02 -

1. Sambhu Singha Roy

2. Mujib Khan

3. Babli Singha Roy

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SIGNATURE OF THE VENDORS.

Drafted by me-

Asalinda Jena

Advocate.

Eno-7695  
Alipore Cr. Court,  
Kolkata-700027.

Typed by me-

K. Manna

Alipore Cr. Court,  
Kolkata-27.

