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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 090350

16.05.2023
 2-1030208/2023

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the parts of this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

16 MAY 2023

DEED OF SALE

THIS INDENTURE is made on this the *16th* Day of *May*, Two Thousand Twenty Three (2023) **BETWEEN**

[Signature]

M/S GEETA CONSTRUCTION
 Represented By its Proprietor
 ASHIS BHATTACHARJEE
 CONSTITUTED ATTORNEY OF
 SUNIL KUMAR GHOSH

10 MAY 2023



A. No. 4094 Date
Sold to Sunil K. Ghosh
of 33/B, Mahatma Gandhi Road Kol-82
Rupees 500/-

DS
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

4094 - 5000/- (Five thousand only)



Ajit Sa
S/o Raicharan Sen,
P.O. & P.S. Bansalroni,
Kolkata-700070
Bansinns.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 MAY 2023

(1) SRI SAMAR GHOSH (PAN-ADYPG2333F & Aadhaar No.8909 3382 9520) son of Late Phani Mohan Ghosh, faith-Hindu, Indian, by occupation-Business, residing at 32, Bansdroni Govt. Colony, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070 & (2) SRI DULAL DEBNATH, (PAN-AESPD5803L & Aadhaar No.9157 7671 1101) son of Late Sachilal Debnath, faith-Hindu, Indian, by occupation-Business, residing at 85/3, Bansdroni Kalitala Park South, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, hereinafter referred to as the 'VENDORS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART:**

AND

SRI SUNIL KUMAR GHOSH, (PAN-ADZPG0172H & Aadhar No.9182 3659 0139),son of Late Girindra Nath Ghosh, by faith Hindu, Indian, by occupation-Retired, residing at 33/B, Mahatma Gandhi Road, P.O. & P.S. Haridevpur, Kolkata-700082,hereinafter referred to as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assign) of the **OTHER PART:**

WHEREAS after the Partition of India, a large number of resident of former East Pakistan (now Bangladesh) crossed over and came to territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Governor of West Bengal offered all reasonable facilities to such person called as Refugees for residence in West Bengal.

Ashi Bhattacharya
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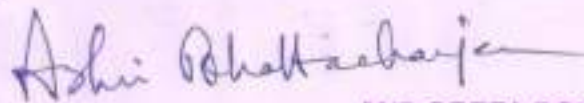
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 MAY 2011

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the Urban area for homestead purpose.

AND WHEREAS one Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, son of Late Sailendra Nath Dutta Majumder, was one of such person, who had come to use and occupy a piece of land measuring 1 Cottah 8 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza-Bansdroni, J.L. No.45, comprised in L.O.P. No.65B, appertaining R.S. Plot No.3028(P), under P.S. Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, particularly described in the Schedule hereunder written and started living thereon upon constructing a dwelling structure on the said land of part thereof and approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in Bansdroni, J.L. No.45, R.S. Plot No.3028(P), under P.S. Regent Park now Bansdroni, in the District of South 24-Parganas, in the Urban area the provision of L.D.P. Act, 1948/L.A. Act./1894, including the plot of land occupied by the said Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, as described in the First Schedule hereunder written.

AND WHEREAS with a view to confer the absolute right, title and interest in the said land to the said Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, being the Refugee from East Pakistan now Bangladesh, the Governor of the West Bengal gifted, transferred and conveyed a piece of homestead land measuring 1 Cottah 8 Chittak 0 sq.ft.



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CONSTITUTED ATTORNEY OF
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16 MAY 2023

be the same a little more or less, situated at Mouza-Bansdroni, J.L. No.45, comprised in L.O.P. No.65B, appertaining R.S. Plot No.3028(P), under P.S. Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the said Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, by executing a registered Deed of Gift, dated 28.01.1991, registered in the office of Addl. District Registrar at Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1, page from 185 to 188, Deed No.47 for the year 1991.

AND WHEREAS being in need of money, the said Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, sold, transferred and conveyed the said land measuring 1 Cottah 8 Chittak be the same a little more or less together with structure standing thereon, more fully described in the Schedule hereunder written, by a Deed of sale, dated 09.09.2011, registered in the office of District Sub-Registrar-I at Alipore and recorded in Book No.I, CD Volume No.14, page from 577 to 596, Deed No.02641 for the year 2011, unto and in favour of the Vendors herein Sri Samar Ghosh and Sri Dulal Debnath.

AND WHEREAS after such purchase, the Vendors herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as KMC Premises No.224, Bansdroni New Govt. Colony, vide Assessee No.31-113-04-0489-7, having its postal address-65B, Bansdroni Govt. Colony, Kolkata-700070, upon payment of rates and taxes thereto and time to time constructed 300 sq.ft. Asbestos Structure on the said land or part thereof.

✓
Ashi Bhattacharya

MS GEETA CONSTRUCTION
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DISTRICT SUB REGISTRAR-III
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স্বাক্ষরিত
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সি.এ.এ.সি.
সি.এ.এ.সি.

AND WHEREAS since the said purchase, the Vendors herein are in peaceful and uninterrupted possession of the said land measuring 1 Cottah 8 Chittak 0 sq.ft. be the same a little more or less, together with 300 sq.ft. Asbestos structure standing thereon and exercising the rights of ownership thereto, having unfettered right, title and thereto and free from all encumbrances.

AND WHEREAS the Vendors herein for various reasons declared for absolute sale the said land measuring 1 Cottah 8 Chittak 0 sq.ft. be the same a little more or less, together with 300 sq.ft. Asbestos structure standing thereon, hereinafter for the sake of brevity referred to as SAID PROPERTY, more fully described in the Schedule hereunder written free from all encumbrances and the Purchaser herein being fully satisfied after inspecting the landed property and also the relevant documents, having agreed to purchase the said landed property, the consideration of which is fixed at Rs.15,00,000/- (Rupees Fifteen Lakh) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.15,00,000/- (Rupees Fifteen Lakh) only well and truly paid by the Purchaser to the Vendors on or before the execution of the presents, that being the full consideration money (the receipt whereof the Vendors do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendors do hereby acquit release and forever discharge the Purchaser and the said land with hereby sold)The Vendors do hereby grant transfer, convey, sell, assign and assure unto the Purchaser ALL THAT picce and parcel of land measuring 1 Cottah 8 Chittak 0 sq.ft. be the same a little more or less, together with 300 sq.ft. Asbestos structure standing thereon, situated at Mouza-Bansdroni, J.L. No.45,

✓ Ashi Bhattacharya

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comprised in L.O.P. No.65B, appertaining R.S. Plot No.3028(P), being KMC Premises No.224, Bansdroni New Govt. Colony, Assessee No.31-113-04-0489-7, having its postal address-65B, Bansdroni Govt. Colony Kolkata-700070, under P.S. Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written and/or HOWSOEVER OTHERWISE the said property now is or are or heretofore was or were situated, butted, bounded, called known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and other and ancient right, light, liberty, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land, belonging to or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land with structure and every part thereof AND all the deeds, pattah, muniments, writings, evidence of title whatsoever relating to or concerning the said property and every part thereto which now are or hereafter may be in the custody power, control or possession of the Vendors or any person or persons from whom the said Vendors may or procure the same without any action or suit **TO HAVE AND TO HOLD** the said property so to be unto the Purchaser absolutely forever and free from all encumbrances.

AND the Vendors do hereby covenant with the Purchaser as follows:-

That Notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary the Vendors hath good right

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full power, absolute authority AND indefeasible title to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant possession of the said property simultaneously with the execution of this deed of sale.

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Kolkata Municipal Corporation, upon getting his name mutated in the said authorities and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessor-in- title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges, saved harmless and keep the Purchaser from or against all charges, estates, encumbrances, created by the Vendors or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendors and all person having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the cost and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the Purchaser as shall or may be reasonably required.

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THE Vendors also declare that the property hereby sold has not been previously leased, mortgages sold nor in any way transferred and there is no charge, liens, lispens, or any attachment. The said land has not been acquired nor requisitioned by the Govt. or any Public body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of Law against the said property. The Vendors sold the said land while having good and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same. The Vendors also undertake to compensate any loss if sustained by the Purchaser.

If any error or omission is transpired in this deed in future, the Vendors shall at the cost and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Purchaser.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 1 Cottah 8 Chittak 0 sq.ft. be the same a little more or less, together with cemented flooring 300 sq.ft. Asbestos structure standing thereon, situated at Mouza-Bansdroni, J.L. No.45, comprised in L.O.P. No.65B, appertaining R.S. Plot No.3028(P), being KMC Premises No.224, Bansdroni New Govt. Colony, Assessee No.31-113-04-0489-7, having its postal address-65B, Bansdroni Govt. Colony, Kolkata-700070, under P.S. Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto and the said property is clearly shown and delineated in the map or plan

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DISTRICT SUB REGISTRAR-III
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annexed hereto and depicted with Red border line therein, being butted and bounded as follows :-

On the North : 18'ft. wide K.M.C. Road,

On the South : L.O.P. No.64,

On the East : L.O.P. No.65A,

On the West : L.O.P. No.60,

IN WITNESSES WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and Seals on the day, month and year first above written.

SIGNED & DELIVERED

In presence of:-

1. Ajit Sen
30, New Govt Colony
Banskhoni,
Kolkata - 700070

Samal Ghosh
Dulal Debnatty

VENDORS

2. Ashi Bhattacharjee
229, B. P. Road
KOL - 700041

Sunil Kumar Ghosh
PURCHASER

Drafted by
Ajoy Sen
Advocate
Alipore Police Court,
Kolkata-700027

F460/99

Ashi Bhattacharjee

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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs.15,00,000/- (Rupees Fifteen Lakh) only being the full consideration money of the Schedule mentioned land with structure, paid by the Purchaser, in the manner as follows :-

<u>Cash/Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
000183	12.04.2023	Bank of Baroda,	Rs. 4, 50, 000/-
000184	13.04.2023	" "	Rs. 4, 50, 000/-
000185	14.04.2023	" "	Rs. 1, 00, 000/-
000208	16.05.2023	" "	Rs. 2, 00, 000/-
000209	16.05.2023	" "	Rs. 3, 00, 000/-
Total.....			<u>Rs.15,00,000/-</u>

(Rupees Fifteen Lakh) only.

WITNESSES:-

1. Ajit Sen

Samal Ghosh
Dulal Debbarthy

VENDORS

2. Ashi Bhattacharjee
29, B.P. Road,
Kd - 700041

Ashi Bhattacharjee

M/S GEETA CONSTRUCTION
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MEMORANDUM

RECEIVED from the office of the District Sub Registrar, Alipore, South 24 Parganas, West Bengal, dated 16.5.2023.

Subject: [Faint text, possibly related to a legal case or document]



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
16 MAY 2023



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16 MAY 2023

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 187136 to 187154

being No 160306624 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.16 13:32:38 +05:30
Reason: Digital Signing of Deed.

Deed

(Debasish Dhar) 2023/05/16 01:32:38 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)