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5000Rs.



Admissible under Rule 21 duly assented
 under the Indian Stamped Act 1859
 as also as amended by W. Bengal
 Stamp Amendment Act 19XX
 Section 1A and 23 + 5e
 and also under Section 46 of the
 Canteen Amendment Act 19
 Stamp duty paid under the
 Stamp Act Rs. 41090
 Additional duty under C. A. Act Rs. 6000-
 paid in excess Rs. 10
 Total paid or under Total Rs. 47020

Etc. etc. etc. filed

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THIS INDENTURE made this 25th day of November

one thousand Nine hundred ninety one BETWEEN SMT. APARNA BHATTACHARJEE wife of Late Ajit Kumar Bhattacharya, by

Caste Hindu, by occupation house wife residing at 125,

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Fashupati Bhattacharjee Road, P.S. Behala, Calcutta- 34
2. SUMANTA KUMAR BHATTACHARJEE son of Late Ajit Kumar
Bhattacharya, by caste Hindu, by occupation Landlord
residing at 125, Fashupati Bhattacharjee Road, P. S. Behala
Calcutta- 34, 3. SMT. ARCHANA ROY wife of Sri Manish Roy
by caste Hindu, by occupation house wife residing at
325/2, Mahatma Gandhi Road, Calcutta- 41, hereinafter
called the VENDORS (which expression shall unless
excluded by or repugnant to the context mean and include
their heirs executors, administrators representatives and
assigns) of the ONE PART :

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SRI ASHRUBINDU BANERJEE son of Sri Bijoy Kumar Banerjee,
by caste Hindu, by occupation service, residing at
F-8/1, Pashupati Bhattacharjee Road, P. S. Behala,
Calcutta- 700 041; hereinafter called the PURCHASER
(which expression shall unless excluded by or repugnant to
the context mean and include his heirs, executors, adminis-
trators representatives and assigns) of the OTHER PART :

WHEREAS Late Ajit kumar Bhattacharya husband of
Smt. Aparna Bhattacharjee and father of Sumanta Kumar
Bhattacharjee and Smt. Archana Bhattacharjee (Roy)
was seized and possessed of and well and sufficiently
entitled to a piece or parcel of land measuring more
or less 3 Kottas by a registered Bengali Conveyance Deed

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5000Rs.



- 4 -

from one Nikhil Kr. Das and Akhil Kr. Das registered in the office of Sub- Registrar, Alipore dated 7.10.58, which was recorded in Book No. I, Vol. No. 161, Pages 1 to 5, Being No.8639 for the year 1958, comprising Dag No. 427, Plot No. 3, Mouza Mandalpara, J. L. No.6, R.S. No.190, Touzi No.80, Khatian No.23, present Khatian No. 342, P.S. Behala, in the District 24- Parganas,

AND WHEREAS after purchase of the said land was numbered as 125, Pashupati Bhattacharya Road, Shyama Pally, and his name was recorded in the necessary record of the South Suburban Municipality now Calcutta Municipal Corporation, after mutation of the name of Ajit Kumar

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Bhattacharya he constructed one storied brick built R.O. roofed house first floor on the said land according to the sanctioned plan by Calcutta Municipal Corporation.

AND WHEREAS said Ajit Kumar Bhattacharya, died intestate leaving behind his wife Smt. Aparna Bhattacharjee, two sons (1) Sri Susanta Kumar Bhattacharjee (2) Sumanta Kumar Bhattacharjee and one daughter Smt. Archana Bhattacharjee (Roy) as his legal heirs under the Hindu Law by which they were governed and no one also who was or were inherited the properties left by the said Ajit Kumar Bhattacharyya.

AND WHEREAS by virtue of inheritance Sri Susanta Kumar Bhattacharjee son of Late Ajit Kumar Bhattacharjee

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5000Rs.



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has become owner in respect of undivided 1/4th part or share of the said premises No. 125, Pashupati Bhattacharjee Road and his mother, and his brother, and sister as aforesaid each of them also become owner of undivided 1/4th share or part of the said premises.

AND WHEREAS bears regard and respect and love for the mother Aparna Bhattacharjee said Susanta Kumar Bhattacharjee gifted her 1/4th share by a registered Gift Deed on 24.4.91 vide Deed No. 5305, Book No. I, recorded in the Registrar of Assurances, Calcutta, AND by way of said Gift he left all his interest, claim and whatsoever in the said property.

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5000Rs.



- 7 -

AND WHEREAS the said Vendors are thus seized and possessed of and well and sufficiently entitled to the said property measuring more or less 3 Kottas, within the Calcutta Municipal Corporation, more fully described in the Schedule below.

AND WHEREAS it is not possible by the vendors to look after the said property and also the Vendors are need of money for lawful purpose the vendors have agreed to sell to the said Purchaser the property described in schedule written below free from all sorts of encumbrances at a consideration of total price of Rs. 3,00,000/- (Rupees three lakhs) only law money of Republic of India as agreed and settled before hand ;

contd. 8 --

5000Rs.



- 8 -

AND WHEREAS the vendors have lawful right to sell the property described in the schedule below.

NOW THIS IND ENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 3,00,000/- (Rupees three lakhs) only paid by the purchaser to the vendors in presence of witnesses the receipt whereof the said Vendors hereby acknowledge as having received the vendors do hereby grant, convey, transfer and assign unto and to the use of the purchaser his heirs, executors, administrators and assigns absolutely and free from all encumbrances, claims and demand whatsoever possess on such sale, AND ALL THE estate,

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title, interest claim and demand easement whatsoever of the vendors in or to the property described in the schedule below and hereby demised and every part thereof TO HAVE AND TO HOLD to same to the purchaser and his representatives absolutely.

AND the vendors hereby deliver to the purchaser the possession of the property given in schedule and all deeds and writings now in his possession and custody relating to the title of the vendors to the property hereby demised.

AND THE vendors do hereby covenant and declare

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2000Rs.



- 10 -

for themselves, their heirs, executors, representatives,
and assigns, that they the vendors have good right to
convey the said property hereby conveyed.

AND THAT the purchaser shall hereinafter peacefully hold, use, and enjoy the same as his own property without any interruption, claims or demand by the vendors or any other persons whomsoever.

AND THE VENDORS and all person claiming under them do hereby further agree with the purchaser at all times hereafter and upon any reasonable request and at the cost of the purchaser do and execute or cause to be done or executed all such lawful acts,

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deeds, and things whatsoever for further and more perfectly conveying and assuring the said property and any part thereof to the Purchaser and his representatives and placing them in possession of the same according to the true intent and meaning of this Deed.

AND THE VENDORS do also hereby agrees to save harmless and keep indemnified the Purchaser from all against all losses, damages, costs, and expenses, which they may sustain or incur by reason of any claim being made by any body whomsoever to the said property or in respect of any arrears of taxes or ceases duly thereof.

AND THE VENDORS do hereby further agree with the Purchaser and declare that they have not done

contd. 12 ---

or been partly to do any act whereby the said property is or may be under any charge in title claim, estate or otherwise, howsoever or whereby the vendors are prevented from conveying or assigning the said property or any part thereof.

Schedule of the Property :

ALL THAT piece and parcel of land measuring more or less, 3 Kattas with brick built two storeyed building ground floor R.C. roofed and first floor Asbestos roofed whereon and on part whereof the same is erected and built situate lying at and being premises No.125, Pashupati Bhattacharyya Road, P.S. Behala, Calcutta-700 034, at Mouza- Mondalpara, J.L.No. 6, R.S. No. 190, Touzi No. 80, Khatian No.23, Dag No. 427, butted and bounded

North - By 6' feet wide passage.

South - By plot No.5 of the scheme originally
owned by ~~Kasun~~ Puspallata Ghosal.

East - By the plot No.4, originally owned by
Priti Dewan.

West - By 10' feet wide Road.

IN WITNESS WHEREOF the parties hereto have
hereunto set and subscribed their respective laws and seals
this day month and year first above written.

Witnesses :

1. Jayanta Manna.
Mitra Lane 2nd Lane.
Post - Gopinandi
21 - Park Street (South)
Pin - 743359.
2. Arun Krishna Ghosh.
51/F, Garcho Road.
Cal-19.

Aparna Bhattacharya. ✓
Sumant Bhattacharya
Aachana Roy.

Drafted by me
Kasali Charan Karmakar
Advocate
Calcutta.

RECEIVED of and from the within named purchaser the sum of Rs.3,00,000/- (Rupees Three Lakhs) only being full consideration money of these presents as per Memo below :-

Rs. 3,00,000/-

M E M O O F C O N S I D E R A T I O N

1. Paid by R.B.I. Currency Notes of 100 x 50 Pcs. Dated 01.05.1991 Rs. 5,000/-
 2. Paid by Cheque No.245785,700002035;10 Dated 23.10.1991 on S.B.I. Garcha Branch, Calcutta in the name of Smt. Aparna Bhattacharjee; said Aparna Bhattacharjee received the same on behalf of Smt.Archana Roy, Sri Sumanta Kumar Bhattacharjee and herself. Rs. 2,95,000/-
- Total : Rs. 3,00,000/-

1. Jayanta Manna
Mitra Para 2nd Lane
Port. Harinari
24-Perjones (South)
Pin - 743359.

Aparna Bhattacharya
Sumant Bhattacharya
Archana Roy.

2. Amar Krishna Ghosh.
51/F, Garcha Road.
Cal- 19.

