

5552

I

4597

I 50 Rs.



B

70

Administrative Order No. 21 dated 22/11/1988  
 under the Indian Stamp Act, 1899 & also  
 as amended by the Municipal Stamp Amend-  
 ment Act, 1992. 23.  
 Schedule 1A No. 1  
 was held as valid.

*[Signature]*  
 Secretary of Assurances  
 CALCUTTA  
 30/3/90

A - 7 -  
 J - 55 -  
 Me, 7 -  
 Me, 4 -  
 Me, 73 -

Deed filed

Deed of Sale

This Deed of Sale made this 30th day of March, 1990 Between -

Sri Asit Kumar Sarkar,  
 son of Late Sarada Nanda Sarkar,  
 by caste Hindu, by profession Business,  
 residing at 76B, Chandu Mondal Lane,  
 P.S. Bhawanipur, Calcutta - 26,

hereinafter called the Vendor, which term unless repugnant to or contrary with the contents hereinafter shall include

his....

A 7  
 9 55  
 Me 7  
 Me 4

73  
 Sale  
 500

J(1) 50  
 J(2) 7  
 50

1006

Sof

28 MAR 1990

To: D. Maitra  
Address: Advocates  
SRI PRASANNA CHATTERJEE  
GOVT. LICENSED STAMP VENDOR  
CALCUTTA CIVIL COMMISSION



50/-  
20/-  
70/-

Presented for Registration at ...  
on the 30th day of ...  
of his / her residence ...  
Ajit Kumar Sarkar  
Ajit Esq.

Asit Kumar Sarkar

Signature  
Register of Assurances  
CALCUTTA  
28/3/90

Signature

Asit Kumar Sarkar s/o ...  
Lati Sarada Randa Sarkar  
of 19B, S.N. Banerjee Road  
Cal-13.

Asit Kumar Sarkar

Signature

Amit Das s/o. Ajit Kumar  
Das. of 19, S.N. Banerjee  
Road Cal-13.

Amit Das

Signature  
Register of Assurances  
CALCUTTA  
28/3/90



-- 2 --

his heirs executors legal representatives successors & assigns on One Part ;

A n d

- (1) Sm. Dipali Ghosh, wife of Sri Ratan Ghosh,
  - (2) Sri Rama Ghosh,
  - (3) Sri Raja Ghosh,
- sons of Sri Ratan Ghosh, Nos. 2 & 3, minors represented by guardian mother Smt. Dipali Ghosh,
- (4) Sri Hari Narayan Ghosh,
  - (5) Sri Sudhir Ghosh, and
  - (6) Sri Madan Ghosh,
- sons of Late Ramani Mohan Ghosh,  
residing at 1/1, Canal South Road, PS. Entally,  
Calcutta-15, District 24 Parganas (South),  
hereinafter called the Purchasers, which term unless repugnant...

1007

WPC

28 MAR 1990

Name to... **D. Maityra**  
 Address... **Advocate**  
 Signature of Group Vendor  
 SRI PRAKASH...  
 60/1, LICCHAYAN...  
 KOLKATA...



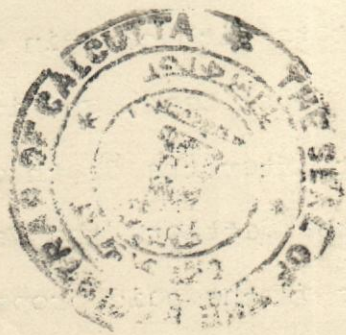

here...  
 Registrar of Companies,  
**KOLKATA**

repugnant to or contrary with the contents hereinafter shall include their respective heirs, executors, legal representatives, ~~or~~ successors and assigns on the Other Part.

Whereas Sri Sarada Nanda Sarkar (deceased) became the owner of two annas undivided share consisting of brick built structures of Premises No. 6 & 7, Munshi Bazar Road, Calcutta-700 013, P.S. Entally, by virtue of Partition Decree being Title Suit No. 187 of 1950, before the Ld. Fifth Sub-Judge at Alipore and said Sarada Nanda Sarkar and his other co-sharers let out the said ~~part~~ portion and other properties to different tenants and collected rents from them and was in peaceful possession thereof.

And Whereas the said Sarada Nanda Sarkar in his old age created a Trust Deed namely Leela Bati Trust Estate in respect of his undivided Two annas share of Premises No. 6 & 7, Munshi Bazar Road, Calcutta-700 013, P.S. Entally and appointed the Vendor hereof as Trustee of the said Trust Estate with certain conditions as embodied in the said Trust Deed, and it is also stipulated in the said Deed that after the death of Smt. Lilabati Sarkar, the wife of the Settlor, the Vendor hereof shall be the absolute owner of the said property and the Trust shall be abolished. The said Deed was registered as Deed No. 2713 in pages No. 194 to 201 in Volume No. 80 in Book No. 1 for the year 1966 in the office of Registrar of Assurance, Calcutta.

And whereas...



*[Handwritten Signature]*  
Registrar of Companies  
CALCUTTA

And whereas for financial difficulties of the Estate the Trustee leased out undivided 1/16th share (out of 1/8th share as aforesaid) of the entire property for 99 years to the Purchasers hereof by a Registered Deed of Lease dated 12th day of December 1984, for consideration of a premium of Rs. 19,187.50 (Rupees nineteen thousand one hundred eighty seven and paise fifty only).

And whereas it is also stipulated in the said Deed of Lease dated 12.12.1984, in Clause No. 6, that after the death of Leela Bati Sarkar, when the Vendor hereof would be the absolute owner of the property Leased out (as described in the schedule hereunder), he will sell the same to the Purchasers (the Lessees in the Deed of Lease dated 12.12.84) at a consideration of Rs. 500/- (Rupees five hundred only).

And Whereas the said Leela Bati Sarkar died on 25.10.1985 and on her death the Vendor hereof has become the absolute owner of the property described in the Schedule below.

And Whereas the Purchasers hereof have now requested the Vendor hereof to execute and register a proper Deed of Sale in their favour as per condition as stated in Clause No. 6 of the aforesaid Deed of Lease dated 12.12.84 and have tendered the consideration of Rs. 500/- as settled.

And whereas.....



  
Registrar of Assurances  
CALCUTTA



And Whereas the Vendor agrees to sell transfer and convey the property described in the Schedule below.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said condition of Deed of Lease dated 12.12.84 and in consideration of the said sum of Rs. 500/- (Rupees five hundred only) of lawful money of India well and truly paid to the Vendor by the Purchasers before the execution of these presents the Vendor grants conveys and transfers unto the Purchasers, their heirs, executors, administrators and assigns the property described in the Schedule below free from all encumbrances with all drains, water ways paths passages etc. appertendants whatsoever to the said land and premises hereby granted unto and to the use of the said Purchasers, their heirs, executors and assigns for ever.

And the said Vendor doth covenant with the said Purchasers and declares that he is seized and possessed of the property and has not in any way encumbered the property purported to be conveyed by these presents and the said Purchasers, their heirs, executors and administrators and assigns shall and may at all times peaceably and quietly possess and enjoy the said premises hereditaments and premises and receive rents and profits thereof without interruption claim and demands whatsoever from or by the said Vendor or any person claiming through or under him.

And the...



*[Handwritten Signature]*  
Registrar of Companies  
CALCUTTA

And the Vendor, his heirs, successors, administrators, executors and assigns further covenants that he shall at the request and costs of the Purchasers, their heirs, executors, administrators or assigns shall do or execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly and assuring the said property and every part thereof unto the Purchasers, their heirs, executors, assigns and successor in the manner aforesaid according to the true intent and meaning of this Deed.

Schedule of Property

1) All that piece and parcel of undivided 1/16th share of the One storied & Two storied structures building, market shop rooms standing on the land measuring about 2 (two) Bighas 14 (fourteen) Cottahs and 25 (twenty five) sq.ft. being Premises No. 6, Munshi Bazar Road, P.S. Entally, within Calcutta Municipal Corporation, District South 24 Parganas, butted and bounded as follows :-

On the North : by some portion of 7, Munshi Bazar Road and some portion of 8, Munshi Bazar Road ;

On the East : by 2 & 3, South Sealdah Road ;

On the South : by South Sealdah Road ;

On the West : by Munshi Bazar Road.



*J*  
Registrar of Companies  
CALCUTTA

2) All that piece and parcel of undivided 1/16th share of the one storied & two storied building market shop rooms with all easement right standing on the land measuring 2 (two) Cottahs 6 (six) Chittaks 39 (thirty nine) sq.ft. being Premises No. 7, Munshi Bazar Road, P.S. Entally within Calcutta Municipal Corporation, District South 24 Parganas, butted and bounded by :

On the North : by 8, Munshi Bazar Road ;

On the East : by 6, Munshi Bazar Road ;

On the West : by Munshi Bazar Road ;


On the South : by 6, Munshi Bazar Road.

In Witness whereof the Vendor hereunto has set and subscribed his hand and seal the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of :-

1. N. Ganguly, Adv.

 Asit Kumar Sarkar

2. Narun Mogerda  
3/1 D. South Sealdha  
Road. Cal-15

Signature of the Vendor



*be*  
REGISTRY OF ASSURANCE  
CALCUTTA  
28/2

Received of and from within named Purchasers the within mentioned the sum of Rs. 500/- (Rupees five hundred) only being the Consideration Money as per memo given below:

Memo of Consideration

By 5 Pieces R.B.I. Notes of  
Rs. 100/- each

... Rs. 500/-

Total Rs. 500/-  
=====

Witnesses :-

(Rupees five hundred only)

1. N Ganguly  
Adv.

2. ~~Laxminandan~~  
3/10 - South Sealdah  
Road, Cal-15

✓ Asit Kumar Sarkar

Signature of the Vendor

Drafted by :

Debabrata Moitra

(Debabrata Moitra)  
Advocate  
Sealdah Civil Court  
Calcutta-14.

Typed by :

Suprabhat Ghosh  
(Suprabhat Ghosh)  
Typist  
Sealdah Civil Court  
Calcutta-14.

*Copy*  
Page No. **I**  
Volume No. **61**  
Pages **434 to 443**  
Serial No. **4597**  
For the year **1890**

*9H*  
*[Signature]*

*Serial of error corrected*



*[Handwritten scribbles]*  
*19/12/91*  
*18.12.91*



*[Handwritten signature]*  
Register of Assurances,  
CALCUTTA  
11-7-90



*[Handwritten signature]*  
Register of Assurances,  
CALCUTTA  
30/3/90