8795 T 7402 5000Rs.

INDIA NON JUDICIAL

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सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 duly stamped under the Indian stamped Act 1899 as also as amend by W. Bengal Stamp Amendment Act 1988 Schedule 1A No 21, 5(1) ..... and also under Section 82 (1) of the Calcutta impovment Act 1911 Stamp duly Paid under the Stamp Act Rs..... Additional duly under C.I. Act Rs..... Paid in excess ..... Rs. ..... Fee Paid as under Total Rs.

Registrar of Assurances CALCUTTA 30.6.89

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DEED OF SALE

THIS DEED OF SALE made this 30th the day of JUNE, One thousand Nine hundred and Eighty Nine

BETWEEN

1. SM. DIPALI GHOSE W/o Sri Ratan Chandra Ghose, by faith - Hindu by occupation - House-wife, 2. SRI RAMA GHOSE, 3. SRI RAJA GHOSE both sons of Sri Ratan Chandra Ghose both minors represented by his guardian mother Sm. Dipali Ghose, 4. SRI HARI NARAYAN GHOSE,

5. SRI SUDHIR GHOSE .. contd. in 2.

Sale + Agreed 80,000

7(1) 50
7(2) 56
106

2839

Monoranjan Ghosh
1, Chitta Roy Lane
Sri Pt Lane
Cal-9

Presented for Registration at 7AM
on the 30th day of June 1989
at his / her residence
by Dipali Ghosh

Dipali Ghosh

473

Dipali Ghosh
for Self and as constituted attorney
of Sri Rama Ghosh, Raja Ghosh, Hari narayan
Ghosh, Sudhir Ghosh and Madan Ghosh.

20 [illegible] 10,000
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Registrar of Assurances
CALCUTTA

Satya Chanda for Self
and as constituted
Attorny for Mira Chanda
Sanjib Chanda, Rajib Chanda
and Santa Chanda.

472

1) Dipali Ghosh S/o Rotan Chandra Ghosh for self for constituted attorney for Ramaprasad Raja Ghosh Hari narayan Ghosh Sudhir Ghosh & Madan Ghosh in the
2) Satya Chandra S/o late Anukul Chandra for self for constituted attorney for Mira Chanda Sanjib Chanda Rajib Chanda & Santa Chanda in the

Self 1/1 Canal South Road, Calcutta-15

Gopal Kundu S/o Haripada Kundu
8/10 1/2/13A, K. G. Bose Sarani 6/85
Calcutta

Registrar of Assurances
CALCUTTA

Gopal Kundu
S/o Haripada Kundu
1/2/13A, K.G. Bose Sarani
Cal-85 Lanoy's clerk.

A96 5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

5. SRI SUDHIR GHOSE, 6. SRI MADAN GHOSE - all sons of late Ramani Mohan Ghose, all residing at 1/1, Camal South Road, P. S. Entally, Calcutta-700 015, 7. SRI SATYA CHANDA S/o late S/o late Ambika Chanda, 8. SM. MINA CHANDA W/o Sri Satya Chanda, 9. SRI SANJIB CHANDA, 10. SRI RAJIB CHANDA, 11. SRI SANTU CHANDA - all sons of Sri Satya Chanda, all by faith - Hindu, by occupation - Business. All residing at 20C, South Sealdah Road, P. S. Entally, Calcutta - 700 015. No. 2 to 6 are represented by Constituted Attorney Sm. Dipali Ghose AND No. 8 to 11, are represented by Constituted Attorney Sri Satya Chanda, hereinafter jointly and

collectively.. contd. in 3.

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Manorama Ghosh
1, Chittaranjan Avenue
Salt Lake
24 Pgs.

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Registrar of Assurances
CALCUTTA

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INDIA NON JUDICIAL

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भारत

दो सौ रुपये TWO HUNDRED RUPEES

collectively referred to as the VENDORS (which term or expression unless excluded by or repugnant to the context shall be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

SM. MANORAMA GHOSH W/o Late Pramani Mohan Ghose, by faith Hindu, by occupation - Household works, residing at Chittapriya Govt. Colony, P. O. Hadia, P. S. Salt Lake, District 24 Parganas (South) hereinafter called the PURCHASER (which term or expression unless excluded by repugnant to the context shall be deemed to include her heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS one ... Contd. in 4.

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Registrar of Assurances.
CALCUTTA

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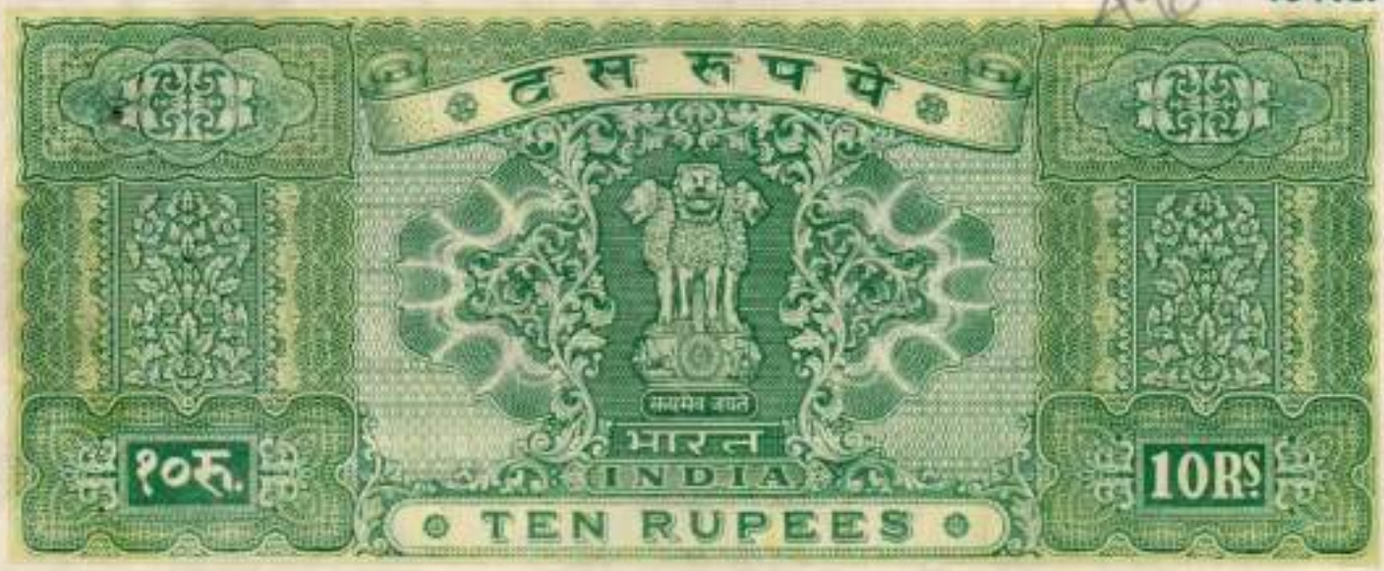

WHEREAS one Bimal Krishna Mondal, Probhat Kumar Chattopadhya, Sambhu Nath Mondal, Sm. Minoti Das and Sri Ajit Kumar Das had seized and possessed of or otherwise well and sufficiently entitled to of all that 1/4th share or part of land, structures, shop rooms, hereditament, messuage, tenement and premises and being Premises No. 6 & 7, Munshi Bazar Road, P.S. Entally, A.D.S.R.O. at Sealdah within the limits of Calcutta Municipal Corporation as Trustees to the estate of Late Shibananda Sarkar and the said properties is morefully described in the Schedule below.

AND WHEREAS the Vendors have acquired right, title, interest over the said property bing 1/4th share or part of ALL THAT land, hereditament, messuage, tenement, structures, sheds and Premises No. 6 & 7, Munshi Bazar Road, in the Municipal Town of Calcutta, fully and particularly described in the Schedule hereunder written by

virtue of a ... contd. in 5.

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CALCUTTA

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virtue of a compromise decree passed on 25.7.1986 in Title Suit No. 101 of 1986 in the 9th Sub-ordinate Judge at Alipore (partition Suit) wherein the vendrs in the said suit have been jointly described as Plaintiffs and the said Sri Probhat Kumar Chattopadhya and others, therein jointly described as Defendants A N D W H E R E A S in pursuance of a compromise petition filed by both parties the Vendrs (as Plaintiffs) have paid the agreed consideration money to the Defendants being the said Bimal Kumar Mondal, Sri Probhat Kumar Chattopadhya and others in the said suit, being the price of ALL THAT 1/4th share of All That land, hereditament structures, Sheds and Premises No. 6 & 7, Munshi Bazar Road in the Town of Calcutta AND WHEREAS the Vendors, thus become the joint owners of the said property by virtue of compromise decree dated 25.7.1986.

S. Ghosh

AND WHEREAS the said Probhat Kumar Chattopadhya and others, had absolutely and freely sold and transferred, said property unto the Plaintiffs being Vendors, for their use and benefits and forever for valuable consideration AND WHEREAS the Vendors could not register the Certified copy of the Decree passed in Title Suit No. 101 of 1986 in the Court of 9th Sub Judge at Alipore.

S. Ghosh

AND WHEREAS Bimal Krishna Mondal, one of the Trustees, to the estate of late Sibananda Sarkar died leaving other four Trustees being Sri Probhat Kumar Chattopadhya, Sambhu Nath Mondal, Sm. Minoti Das and Sri Ajit Kumar Das, to represent the estate of the Trustee.

AND WHEREAS.. contd. in 6.

Registrar of Assurances.
CALCUTTA

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AND WHEREAS thereafter at the request of the Vendors, the said Sri Probhat Kumar Chattopadhya, Sambhu Nath Mondal, Sm. Minoti Das and Ajit Kumar Das, jointly had duly executed a Deed of Transfer in favour of the Vendors, admitting and acknowledging the receipt of full consideration money in the above suit from the Vendors, being agreed price of the said property and have declared the said fact in the compromise petition which is part of decree filed in Title Suit No. 101 of 1985 and the said Deed of Conveyance was registered at Registrar of Assurance, Calcutta on 10.5.1989 being Deed No. 2854 for the year 1989 AND WHEREAS the Vendors, thus became the owners of the property described in the Schedule below and the Vendors ar in possession therein by realising rents from the tenants therein.

AND WHEREAS at the time of purchase of the property, Vendors herein had taken a sum of Rs. 80,000/- (Rupees eighty thousand) only as loan and had promised to repay the said amount to the Purchaser within two months thereof AND WHEREAS the Vendors are now in the midst of great financial troubles and inconveniences and are unable to repay the said sum of Rs. 80,000/- (Rupees eighty thousand) only to the Purchaser herein AND WHEREAS finding no other way for repayment of the said loan - amount, the Vendors have jointly agreed and declared to sale All That piece and parcel of land with building, sheds, erections etc., as described in the schedule situated at and being divided and demarcated portion of Premises No. 6 and 7, Munshi Bazar Road, Police Station - Entally, within the limits of Calcutta Municipal Corporation, as morefully described in the Schedule below (known as Munsi Bazar).

S. Ghosh

AND WHEREAS contd. in 7.

Registrar of Assurances.
CALCUTTA

AND WHEREAS the Purchaser has agreed to purchase the said property at the price of Rs. 80,000/- (Rupees eighty thousand) only freely, absolutely and forever AND WHEREAS the Vendors consider the proposed price of the said property as highest marketable so far the present price of the property is available in the said locality.

AND WHEREAS the Vendors have agreed to sell the said property to the Purchaser at the said price freely, absolutely and forever and for the absolute use and benefit of the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of previous payment of the said sum of Rs. 80,000/- (Rupees eighty thousand) only by the purchaser to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same, release and discharge the Purchaser and the said property, the Vendors do hereby these present grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser free from all encumbrances ALL THAT dwelling house together with all fittings and fixtures and all rights of easements and appurtenances belonging thereto at Premises No. 6 & 7, Munshi Bazar Road (divided part), Police Station - Entally within Calcutta Municipal Corporation, in the District of 24-Parganas standing on the land measuring 14 Cottah 2 (two) Chittak more/less, whereupon the same is erected and built. TOGETHER WITH all buildings, fences, ways, water-courses, lights, liberties, privileges easements and appurtenances whatsoever to the said dwelling house and Premises belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest claim and demand whatsoever of the Vendors unto or upon the same and every part thereof in law and

2 Ghosh

in equity... contd. in 8.

Registrar of Assurances,
CALCUTTA

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in equity. TO HAVE AND TO HOLD OWN AND POSSESS the same unto and to the use of the Purchaser, absolutely and forever together with title, deeds, writings, muniments and other evidence of title.

AND the Vendors do and each of them hereby covenant with the Purchaser that no withstanding any acts, deeds or things, hereto before done, executed or knowingly sufferred to in the contrary, the Vendors are now lasfully seized and possessed of the said property, free from all encumbrances, attachments or defect in title, whatsoever, and the Vendors have full power, and absolute authority to sell the said property in manner aforesaid AND the Purchaser shall hereafter peacenbly and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any person claiming through or under them and the Purchaser will have the right to record her name in the Assessment Register of Calcutta Municipal Corporation as owner and occupier thereof and the Purchaser will have the right to evict the tenants and to realise monthly rents from the tenants therein.

AND FURTHER that the Vendors covenant with the Purchaser to save harmless indemnify and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever.

AND the Vendors further covenant that they shall, at the request and costs of the Purchaser do, or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed AND the Vendors deliver possession of all rooms in the

said premises... contd. in 9.

Registrar of Assurances,
CALCUTTA

said premises through tenants unto the Purchase simultaneously on the day of execution of these presents.

SCHEDULE OF PROPERTY

1/4 th Part of undivided Portion of -

- ALL THAT piece or parcel of land with buildings, sheds, structures measuring about more or less 2 Bighas 16 Cottahs 7 Chittaks 16 Sq.ft. being Premises No. 6 & 7, Munshi Bazar Road, Police Station Entally, within the limits of Calcutta Municipal Corporation and A.D.S.R.O. at Sealdah in the Town of Calcutta and in the District of 24 - Parganas (South) TOGETHER WITH all rights of easements and appurtenances and right to realise rents from the tenants, (known as Munshi Bazar) and being 1/4th part of the said Premises, which is the subject matter of decree possessed in Title Suit No. 101/1985 (9th Sub Judge Court at Alipore).

D. Ghosh

Butted and Bounded as follows :-

On the North	...	Part of 7, Munshi Bazar Road and part of 8, Munshi Bazar Road
On the East	...	Premises 1,2 & 3, South Sealdah Road
On the South	...	South Sealdah Road
On the West	...	Munsi Bazar Road.

IN WITNESS WHEREOF the Vendors hereto sign this Deed of Conveyance on the day, month and year referred to above.

Dipali Ghosh (Salb & constituted Attorney of Vendors No 2-6)

Satya Ghosh (Salb & constituted Attorney of Vendors No 8-11)

(VENDORS)

Sitned, Sealed and Delivered by the Vendors at Calcutta in presence of :

1. Sachindranath Dey
11, South Sealdah Rd. Cal-15

2. Tarapada Paul
132, A.J.C. Bose Rd.
Cal-14.

Registrar of Assurances,
CALCUTTA

509

R E C E I V E D from the within named Purchaser, the within mentioned sum of Rs. 80,000/- (Rupees eighty thousand) only in cash, being full price of the above property, on 10 day of March, 1989.

Dipali Ghosh (Self & constituted attorney of vendor No. 1-6)
Sajo Chandra. (Self & constituted Attorney of vendor No 8-11)

Witnesses :-

1. Sachindranath Das
11, South Sealdah Rd, Cal-15

2. Tarapada Paul
132, A.J.C. Bose Rd.
Cal-14.

(V E N D O R S)

Prepared by me
Bimal Kr. Das
Advocate
Sealdah Civil Court
Cal-14.

Typed by

R. K. Das

Sealdah Civil Court,
Calcutta - 14.

Registrar of Assurances
CALCUTTA

Book No. [illegible]
Volume No. 198
Pages 495 to 505
Being No. 7402
For the year 1989

7402

DEED OF SALE

BETWEEN

1. SM. DIPALI GHOSE
2. SRI PANA GHOSE
3. SRI RAJA GHOSE
4. SRI HARI NARAYAN GHOSE
5. SRI SUDHIR GHOSE
6. SRI MADAN GHOSE
7. SRI SATYA CHANDA
8. SM. MIRA CHANDA
9. SRI SANJIB CHANDA
10. SRI RAJIB CHANDA
11. SRI SANTU CHANDA

.... VENDORS

AND

SM. MANORAMA GHOSH ... PURCHASER

Prepared by me

Advocate
Sealdah Civil Court.

for Registrar of Assurances
CALCUTTA
13-4-93

Registrar of Assurances
CALCUTTA