

D 41532 3000Rs.



263

Admissible under Regn Rule
21 and clause 50 of the
West Bengal Stamp Act 1953 (by
stamp duty) and by Stamp
duty) and by Stamp
Act, 1899 as amended in 1964.
Schedule 1A No. 23
Principal Fee 4.50
Paid in C. F. S.

A 319.00
H 24.00
with 4.50
351
600

Stamp Registrar
24-Parganas
26.3.70

S A L E D E E D

THIS INDENTURE made this the 26th day of March
one Thousand Nine Hundred and Ninety B E T W E E N SRI
PRASAD KUMAR (KUMIR) son of late Makhan Chandra Kumar
(Kumir) by faith Hindu, by occupation Cultivator,
resident of Thakurani Chak, P.S. Thakurpukur, Dist.
24-parganas (S) hereinafter referred to as 'VENDOR'
(which term or expression shall unless excluded by or
repugnant to the subject or context be deemed to include
his heirs, executors, administrators, representatives and
assigns) of the ONE PART



17309
 Paid to ~~Dr. Banerjee & Co.~~
 731 - G. C. Chatterjee
 District Registrar,
 Pargana,
 26.3.90

Indranagar
 Large Bm/2

Presented for Registration at
 1/10 A.M. P.M. on the 26th
 Day of March, 1990
 at the District Registration Office
 Alipore Sub-division by Prasad Kumar, S. M.
 Executive/Assistant Secretary of
 the Executive / Clerk of
 Attorney for
 Executive / Clerk in under a
 Power of attorney
 of 19... authenticated by
 the ... Registrar of ...

31/2/202

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1. Prasad Kumar
 or Nayabandha Kumar
 of Thakurpally
 District 24 - Pargana
 Caste/Muslim
 Profession
 2. Saman Purkayastha
 Smt. Rakeshwar Penakhyas
 P. J. Chandra Choudhary
 P. Chakrapur
 Kuch. Puri
 3. Pralamb Kumar
 Smt. Atul Chandra
 of Kalmajhka
 P. Chakrapur
 Kuch. Puri

District Registrar,
 Pargana
 26.3.90
 Prasad Kumar
 4957

Prasad Kumar

Saman Purkayastha

[Handwritten signature]
 26.3.90

Kati Pada Karkey
 Advocate Alipore

Kati Pada Karkey
 Son/Wife/Daughter of
 District 24 - Pargana
 Caste/Muslim
 Profession

District Registrar,
 26.3.90

A N D

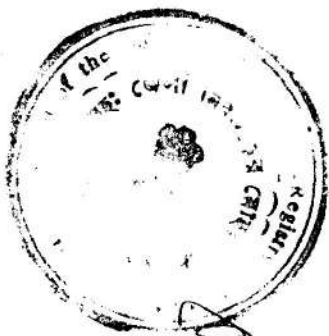
✓
DR. SNARAJIT ROY son of Sri Ranjit Roy, by faith Hindu, by occupation Business, resident of 2/~~31~~ Chaffe Street, Bidhan Nagar, Durgapur-12, Dist. Burdwan hereinafter called the 'PURCHASER' (which terms of expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, representatives and assigns) of the OTHER PART

A N D

✓
SRI SAMAR PURAKAYASTA son of Late Rabindra purakayasta by faith Hindu by occupation Business, resident of 10/1 Chandi Charan Ghosh Lane, P.S. Thakurpukur, Dist. 24-parganas (S).

✓
2) SRI PRABIR KUMAR DEY son of Late Atul Chandra Dey, by faith Hindu, by occupation business, resident of Kalna, Joka, P.S. Thakurpukur, Dist. 24-parganas (S) hereinafter called the 3rd part (Confirming party)

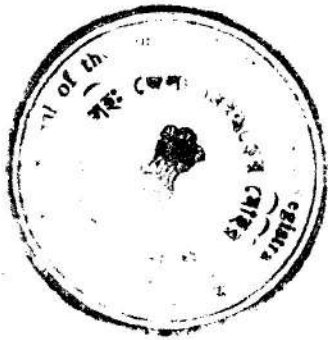
WHEREAS by an Agreement dated 10.8.89 BETWEEN Sri Prasad Kumar (Kumir) son of Late Makhan Kumar (Kumir) by faith Hindu, by occupation cultivator residing at Thakurani Chak, P.S. Thakurpukur, Dist. 24 parganas (South) who is the owner of the schedule land AND Sri Samar Purakayasta and Sri prabir Kumar Dey to sell the schedule property to them or their nominee and nominees being the 3rd party (confirming party)..



Registrar
North 24-Parganas

26.3/10

AND WHEREAS the vendor is lawfully seized and possessed or otherwise sufficiently entitled to the property fully described in the schedule below AND WHEREAS the land fully described in the schedule below has been recorded in the finally published Record of Rights, being Khatian No. 241 Vendor's predecessor-in-interest in the name of Badan Chandra Kumir and Surendra Nath Kumir in equal shares of the entire properties and thereafter Badan Chandra Kumar alias Kumir died intested leaving behind his only son Makhan Chandra Kumar alias 1)Srimati Jamuna Polo wife of Late Kalipada Kumir and his three daughters namely/2) Srimati Panchami Bhowmik wife of Sri Madhusudan Bhowmik and 3) Srimati Lila Bag wife of Sri Gangadhar Bag as his sole heirs and successors of the said properties and after the death of Makhan Chandra Kumar alias Kumir his two sons namely Prasad Kumar alias Kumir and Mrityunjay Kumar alias Kumir and two daughters namely Mahamaya Polo wife of Sri Sudarsan Polo and Mahasakti Makhal wife of Mohan Makhal and his wife Srimati Lakhimani Kumar alias Kumir became the owner of the properties left by Makhan Chandra Kumar alias Kumir since deceased which was undivided properties jointly with the sisters of Late Makhan Chandra Kumar alias Kumir namely Srimati Jamuna Polo, Panchami Bhowmik and Lila Bag and thereafter in the year 1988 the whole properties of Late Badan Kumar divided amongst the heirs and successors of the said Kumir and successors of Makhan Chandra Kumir, by a Deed of partition in the year 1988, being No. 7209/1988 dated 21.6.1988 which was registered in D.R. Alipore and thereafter this Vendor Prasad Kumar alias Kumir purchased .56 Decimals of Land from Srimati Panchami Bhowmik wife of



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Registrar of Companies
Lucknow
26/3/70

Madhusudan Bhowmik and Srimati Jamuna Polo wife of Sri Kalipda Polo by two separate Register Sale Deed vide Deeds No. 7213 and 7214, registered at D.R. Alipore in 1988 in Book No. 1, respectively and thereby the Vendor becomes the absolute and lawful owner and possessor of the said land and was peacefully possessing the said land without any disturbances.

AND WHEREAS the Vendor is now seized and possessed of .56 Decimals of Sali Land under Khatian No. 241, Dag No. 285 a bit more or less AND WHEREAS the Vendor intending to sell the property 6(six) Cottas 10(ten) Chittak 12(twelve) Sft. of Sali Land a bit more or less out of his purchased land .56 Decimals fully described in the schedule below entered into an Agreement for sale with the purchaser on 11.10.12.89 agreeing to purchase for a total consideration of Rs. 30,000/- (Rupees thirty thousand) only and receiving a sum of Rs. 17,000/- (Rupees seventeen thousand) only earnest money and/or part payment from the purchaser.

NOW THIS DEED WITNESSES that in pursuance of the said Agreement and for a consideration of the sum of Rs. 30,000, (Rupees thirty thousand) only paid by the purchaser to the Vendor in the manner as detailed in the Memo of Considerat written hereinbelow after the schedule, simultaneously with the execution of these presents (the receipt whereof the Vendor hereby admits and acknowledges), the Vendor as beneficial Owner do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the purchaser free from all encumbrances ALL THAT the said 6(six) Cottas



2
Mayor Registrar
Fourth Floor
263/70

10(ten) chittaks 12(twelve) sft a bit more or less of land TOGETHER WITH all trees, fences, hedges, ditches, ways, water water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to being or be appurtenant thereto.

AND ALL the estate, right, title, interest claim and demand whatsoever of the Vendor into or upon the same and every part thereof in law and equity to enter upon AND TO HAVE 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 evidences of title.

AND THE VENDOR do hereby covenant with the purchaser that notwithstanding any acts, deeds, and things heretofore done executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in manner aforesaid A N D the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property claim or demand whatsoever from the Vendor or any person claiming through or under his AND FURTHER the Vendor covenants with the purchaser to save harmless, indemnify and keep indemnified the purchaser from or against all encumbrances, charges and equities whatsoever. AND the Vendor Further covenants that he shall at the request and cost of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and



26/3/70

assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Sali land measuring or containing by 6 Cottahs 10 Chittaks 12 Sft a bit more or less of land out of the Vendors purchased Sali land measuring .56 Decimal being portion of Dag No. 285 appertaining to Khatian No. 241 of Mouza Kalna J.L. No. 22 R.S. No. 336 Touz No. 98, Plot No. P-1 P.S. Old Behala at present Thakurpukur Dist. 24-parganas (South) delineated and depicted with Red Colour in the Map or Plan annexed hereto and the said plot is covered with on the North 119'-0", on the South 119'-0", on the East 40'-0", on the West 40'-0" TOGETHER WITH whatsoever easement of the said plot for egress and ingress and for installation of Electricity connection, Water connection and phone connection and drainage facility over on and under the said common passage and the said plot will be treated as part of this Deed.

The said land is butted and bounded by:-

On the North - Land of MR. PAWAN INGTY

On the South - Part of Dag No. 285

On the East - 12' wide common passage

On the West - R.S. Dag No. 474



Registrar
South 24-Parganas
263.70

IN WITNESS WHEREOF the Vendor has set and subscribed his hand and seal the day, month and year first above writt

1. Bhankar Basu.
45E/14A, Moore Avenue, Cal-40.
2. Aralinda Jane Prasad Kumar (Kun
Alipore, Cal-27. (VENDOR)

MEMO OF CONSIDERATION

Received of and from the within named purchaser the said sum of Rs. 17,000/- as Earnest Money and to-day Rs. 13,000/ (Rupees thirteen thousand) only Total Rs. 30,000/- (Rupees thirty thousand) only.

Prasad Kumar (Kun

VENDOR

Prasad Kumar
10/1 Chandi Chok RE
CALCUTTA-8

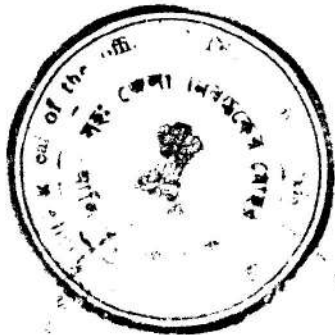
Drafted by me.

Kali Prasad Dasgupta
Advocate

Typed by me.

Sukumar Chatterjee
(Sukumar Chatterjee)
Alipore Police court.

Arabi Kumar D.
Po. Foxa, Vill. Kalu
24 Pags (Sand)



www.e-fargana.com
26.3.95



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26.3.95

287/155

Handwritten notes and stamps:
No. 105
No. 129, 142, 165
No. 45382
www.e-fargana.com

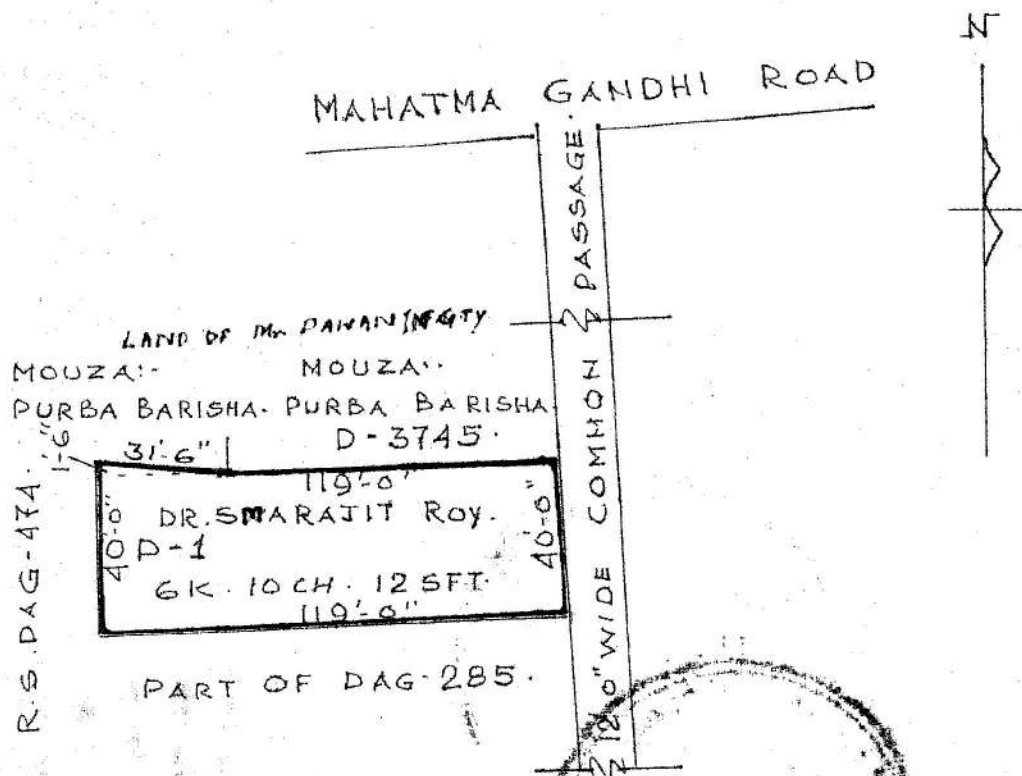
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215.3

PLAN SHOWING THE PORTION OF LAND
 IN R.S. DAG NO. 285. KHATIAN NO. 241.
 MOUZA:- KALUA. J. L. NO. 22. R.S. NO. 336.
 P.S. BEHALA. NOW THAKURPUKUR.
 DIST:- 24-PARGANAS. (SOUTH). SCALE:- 1" : 50'-0"

AREA OF LAND:- 6K. 10CH. 12SET.

FOR:- DR. SMARAJIT ROY S/O. RANJIT ROY



Prasad Kumar (Kumise)

DRAWN BY: R. N. AICH.

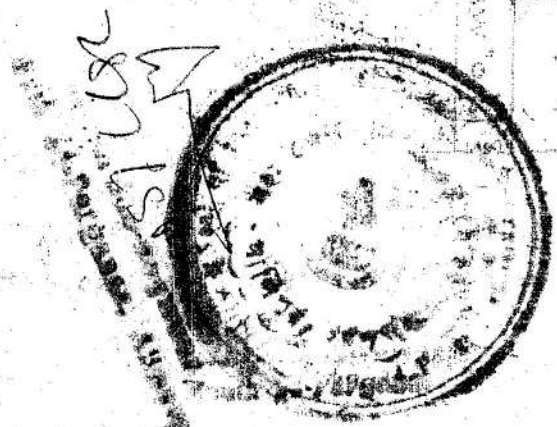
PLAN SHOWING THE PORTION OF LAND
 IN R.S. DAG NO. 285. KHATAH NO. 241.
 MOZA KALUA. T.L. NO. 22. R.S. NO. 286.
 P. S. BELHA. NOW THAKURPURA.
 DIST. 24-PARGANAS (SOUTH). SCALE: 1" = 50' 0"
 AREA OF LAND: 68.10 CH. 12 SET
 FOR - DR. SWARATI ROY. ETC.



MAHATMA GANDHI ROAD

ROAD NO. 10

DR. SWARATI ROY
 68.10 CH. 12 SET
 PART OF DAG NO. 285



DRAWN BY: R. N. AICH

105
 160
 45
 30
 4

APPROVED

21