

5000

4641 214

2000Rs



Handwritten scribble on the left margin.

Admissible under Regn Rule
 21 sub-section 5(i) of the
 West Bengal Land Revenue Act 1955, duly
 stamped and registered in 1964.
 Stamp duty paid Rs. 23.
 Process Fee Rs. 150.
 Paid in C. F. S.

A 319
 H 28
 M(10) 4
 351

28.3.90
 District Registrar,
 South 24-Parganas

S A L E D E E D

THIS INDENTURE made this the 28th 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, District
 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.

Handwritten notes on the left side of the deed, including 'Thakurani', '3000', 'A 319', 'H 28', 'M 9', and '28.3.90'.

17191
~~2/31~~ ~~Chandra~~ ~~Ray~~
Sergeant



3
Prasad Kumar (Kumar)

Registered for Registration of
2-0 M. P. M on the 28th
March 1950
at the office of the
Registrar
Power of attorney
authenticated by
Registrar of

Prasad Kumar (Kumar) of the
Makhan Chandra Kumar
District 24 Parganas P. O. Chak
By Chandra Kumar the son of
Profession Cultures

3000

Registrar,
South 24-Parganas

28.3.50

Prasad Kumar (Kumar) Kalipada Karky Ray



5281

Son/Wife/Daughter of
Advocate - Alipur
District 24-Parganas P. O.
By Chandra Kumar
the son of

Prasad Kumar (Kumar)

Registrar,
South 24-Parganas

Kals padu Karky
Advocate, Alipur

28.3.50



-2-

A N D

✓
DR. SMARAJIT 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, District
 24-parganas (S).

2) ✓ SRI PRABIR KUMAR DEY son of Late Atul Chandra Dey, by

~~17.191~~
~~Mr. S. S. ... Roy~~
~~2/21 Clark St~~
~~...~~
~~...~~
 Robert L. ...
 ...
~~2/21 1919~~

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State Register
 South 24-Perkins
 28.3.90

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).

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 Kumir and his three daughters namely 1) Srimati Jamuna Polo wife of Late Kalipada Polo 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 Prasa Kumar alias Kumir and Mrityunjoy Kumar alias Kumir and tw



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District Registrar,
South 24-Perpetua

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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 Badan Kumir and successors of Makhan Chandra Kumir by a Deed of partition in the year 1988, being No. 7209/19 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 Madhusudan Bhowmik and Srimati Jamuna polo wife of Sri Kalipada polo by two separate Register Sale Deed vide Deed 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 12(twelve) Chittaks 18 (eighteen) 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 purchase



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Lucknow

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on 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 consideration 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 Cottaks 12 Chittas 18 Sft. a bit more or less of land TOGETHER WITH all trees, fences, hedges, ditches, ways, waters, water courses, light 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



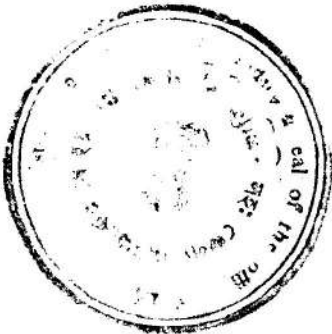
South 24-Pargano

28. 3. 90

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 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 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 (six) Cottahs 12 Chittaks 18 Sft. a bit more or less of land out of the Vendors purchased Sali land



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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 Touzi No. 98 Plot No. P-1B of the Master plan 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 41'-0", on the West 41'-0" TOGETHER WITH whatsoever easement of the said plot for egress and ingress and for installation of Electricity connection, Water connection or 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.

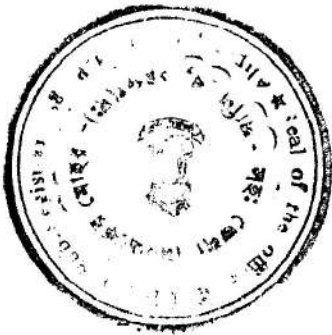
The said land is butted and bounded by:-

On the North- part of Dag No. 285

On the South part of Dag No. 285

On the East 12' wide common passage

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



**District Registrar,
South 24-Parganas**

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

Memo of Consideration

Received from within named purchaser the sum of Rs.30,000/ (Rupees thirty thousand) only being the full amount of consideration as per memo below:-

Advance paid to the Vendor

as Earnest Money dt. 10.12.89 100 x 170= 17,000=00

Cash paid to-day 100 x 130= 13,000=00

Total Rs. 30,000=00

(Rupees thirty thousand) only.

Witnesses

1) *[Signature]*
P.O. JOKA, Vill. Kalia
24 Pags. (Smt)

[Signature] Prasad Kumar (Kun)

2) *[Signature]*
10/1 Chandi Chandra
CALCUTTA

signature of the Vendor

Prepared and drafted by

[Signature]
Advocate.

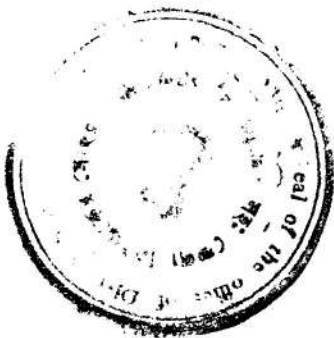
Typed by me,

[Signature]
(Sukumar Chatterjee)
Alipore Criminal Court.



Registrar,
South 24-Parganas

28. 8. 90



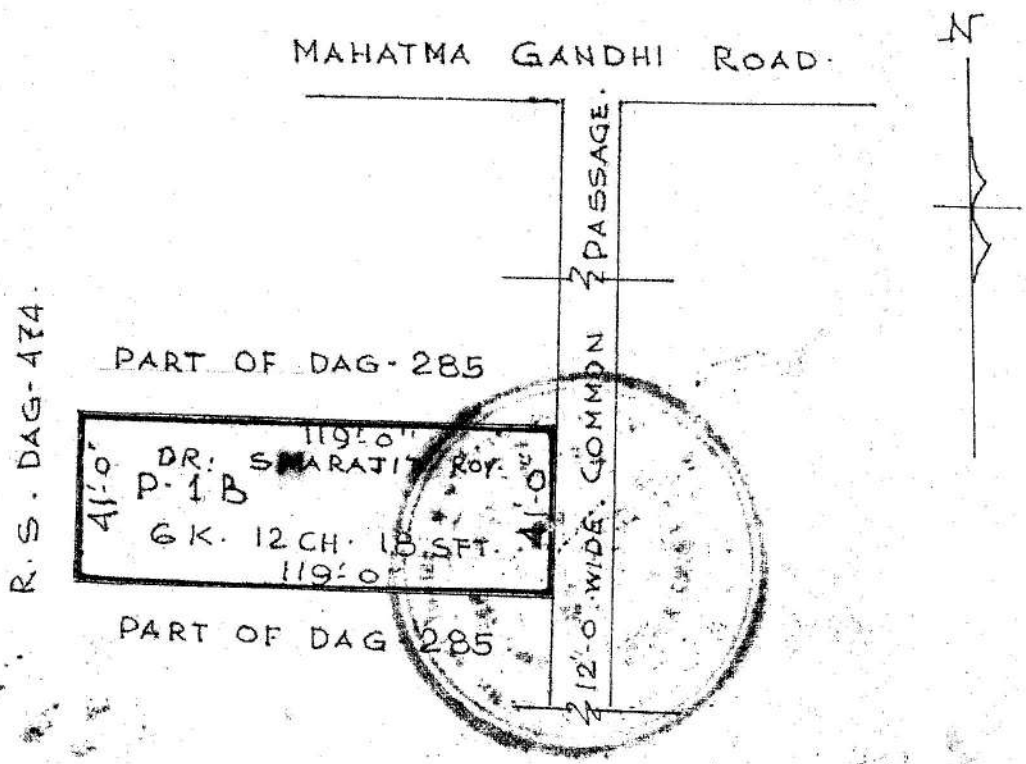
Registrar,
South 24-Parganas
28. 8. 90

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15 Jan
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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. 12 CH. 18 SFT.

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

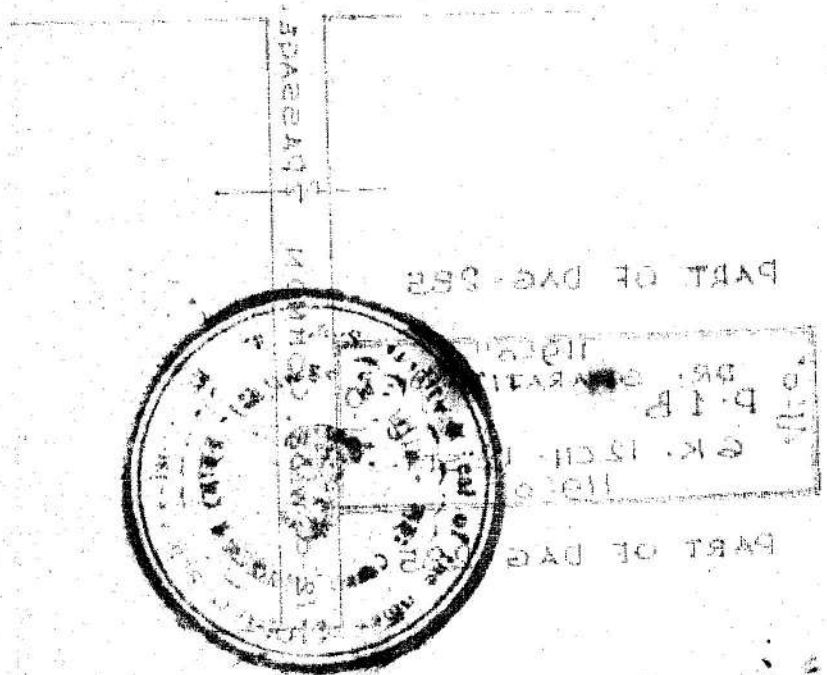


Ragas Kumar (Junior)

DRAWN BY: R.N.AICH.

PLAN SHOWING THE PORTION OF LAND
 IN R. S. DAG NO. 282, KHATAN NO. 241
 MOUNA KALUA, T. L. NO. 22, R. S. NO. 236
 P. S. BEHALA, NOW THAKURPURA
 DIST. S. DARGAHA (SOUTH). SCALE 1" = 50' 0"
 AREA OF LAND - EK. IS CH. 18 SET.
 FOR DR. S. RAVATHI ROY. S/O.

MAHATMA GANDHI ROAD



PART OF DAG-282

PART OF DAG

411-DAG-1114

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Handwritten notes:
 107
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 2021
 28.3.20

SOUTH DISTRICT
 SOUTH DISTRICT

DR. S. RAVATHI