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D 4662 3000Rs.



Admissible under Regn. Rule
 21 and also under 5(1) of the
 West Bengal Stamp Act, 1953, duly
 stamped. Ex-mp. 1/- from stamp
 duty under the Indian Stamp
 Act, 1899 as amended in 1964.
 Serials T.A. No. 23
 Postage Fee 4-50
 Paid in C. F. S.

A 319.00
 H 28.00
 M(6) 4.00
~~51.00~~

351.00

Stamp Register
Town 24-Parganas

SALE DEED

28.3.90

THIS INDENTURE made this the 28th day of March One
 Thousand Nine Hundred and Ninety BETWEEN SRI PRASAD
KUMAR (KUMIR) son of Late Makhan Chandra Kumar (Kumir), by
 faith Hindu, by occupation Cultivator, resident of Thakura
 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.

A N D

3000R

Handwritten notes and signatures on the left side of the page, including '28/3/90', '3000R', and various initials and marks.

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17423
2/31
Bengal
Bengal
Bengal

Presented for Registration
2-0 A.M. P.M. on the 28th
Day of March 1900
at the Office of the Registrar
Alleged to be the
Execution of a will of
the late
All
Execution of this will under a
power of attorney
1900 authenticated by
the Registrar of



[Handwritten Signature]
Prasad Kumar (Kumar)
Son/Wife/Daughter of
Chandra Kumar (Kumar)
District 24-Parganas P.S. Thakurpi
of Thakurpi
Caste
Profession

Registrar,
South 24-Parganas
28.3.00

[Handwritten Signature]
Prasad Kumar (Kumar)
Kali pada Kar Roy
Son/Wife/Daughter of
Advocate
District 24-Parganas P.S.
of Thakurpi
Caste
Profession

Kali pada Kar Roy
Advocate, Alga

Registrar,
South 24-Parganas

28.3.00

(2)

✓
MRS. MANJULA ROY wife of Dr. Smarajit Roy, by faith Hindu, by occupation Business, resident of 2/31, Chaffe Street, Bishan Nagar, Durgapur - 12, Dist.- Burdwan hereinafter called the 'PURCHASER' (w hich terms of expression shall unless excluded by or repugnant to the subject or context be deemed to include her 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, Chand 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 Prabhakar Kumar Dey to sell the schedule property to them or their nominee and nominees being the 3rd Part (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



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Book 24-Parsons**

28.3.90

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 Chand 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 Prasad Kumir alias Ku and Mrityunjoy Kumar alias Kumir and two daughters namely Mahamaya Poley wife of Sri Sudarsan Poley and Mahasakti Makha wife of Mohan Makhal and his wife Srimati Lakhimani Kumar alias Kumir became the Owner of the properties left by Makhan Chandra Kumar alias Kumar since deceased which was undivided properties jointly with the sisters of Late Makhan Chandra Kumar alias Kumar namely Srimati Jamuna Poley, Panchami Bhow 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. 7209/1988 dated 21.6.1988 which was registered in D.R. Alip and thereafter this Vendor Prasad Kumar alias Kumir purchases .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



Director of the Bureau of Prisons
South 24-Perkins

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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 Khantian No. 241, Dag No 285 a bit more or less AND WHEREAS the Vendor intending to sell the property 6 Cottahs 9 Chittaks 35 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 10.12.89, agreeing to purchase for a total consideration of Rs. 30,000/- (Rupees Thirty thousand) only and receiving a sum of Rs. 16,000/- (Rupees Sixteen 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 Cottahs 9 Chittaks 35 Sft. a bit more or less of land TOGETHER WITH all trees, fences, hedges, ditches, ways, waters, water courses, lights, liberties, privileges easements and appurtenances, whatsoever



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District Registrar,
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28.3.50

to the said property belonging or in any way appertaining or usually held or occupied therewith, or reputed to being or 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 Purchase 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 defects in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in manner aforesaid AND 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 assuring the said Property and every part thereof in manner



Registrar of the Court of the City of New York
South 24-Perceps

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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 9 Chittaks 35 Sft. a bit more or less of land out of the Vendors purchased Sali Land measuring .5 Decimal being portion of Dag No. 285 appertaining to Khatia No. 241 of Mouza Kalna, J.L. NO. 22, R.S. No. 336, Touzi No 98, Plot No. P-1A. 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 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 : 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.

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



District Registrar,
South 24-Parganas

26.3.50

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MEMO OF CONSIDERATION

RECEIVED from within named purchaser the sum of Rs. 30,000/-
(Rupees Thirty thousand) only being the full amount of con-
sideration as per memo below :-

Advance paid to the Vendor as
earnest money dated 10.12.89 ... 100 X 160 = Rs. 16,000
Cash paid to-day ... 100 X 140 = Rs. 14,000
Total : Rs. 30,000

(Rupees Thirty thousand) only.

Prasad Kumar (km)

Witnesses :

1. Shri. Coomant
Po. Joda. Vill. Kalia,
24 Pags (South).

Signature of the VENDOR

2. Lamar. Purnanatha 1.
10/1 Chandi Chank Road
Calcutta-8

2.

Prepared and Drafted by

Ratipada Xerby
Advocate

~~Signature of the CONTRACTOR~~
XXXXXXXXXX.

Typed by

Sudhin Choudhury
Alipore Criminal Court,
Calcutta - 700 027.



Registrar,
South 24-Parganas

28.7.90

6/15-0



Book No. _____
Page No. 227
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Registrar,
South 24-Parganas
28-7-90

PLAN: SHOWING THE PORTION OF LAND

IN R. S. DAG NO. 285. KHATIAN NO. 241.

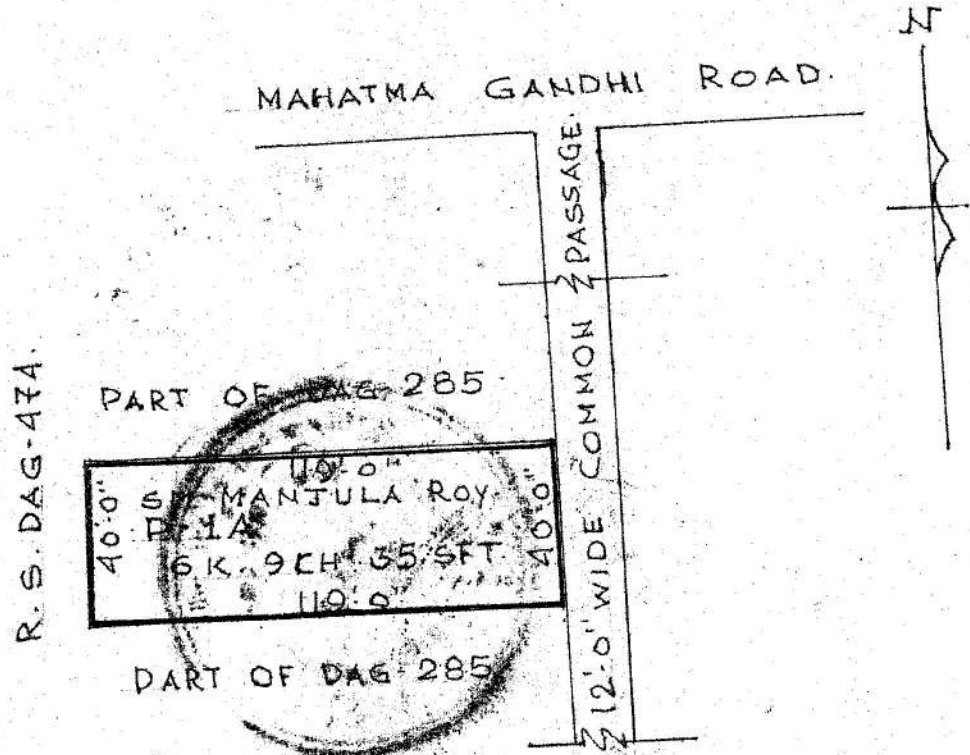
MOUZA: KALUA. J. L. NO. 22. R. S. NO. 336.

P. S. BEHALA. NOW THAKURPUKUR.

DIST:- 24. PARGANAS. (SOUTH) SCALE = 1" = 50' 0".

AREA OF LAND: 6K. 9CH. 35 SFT.

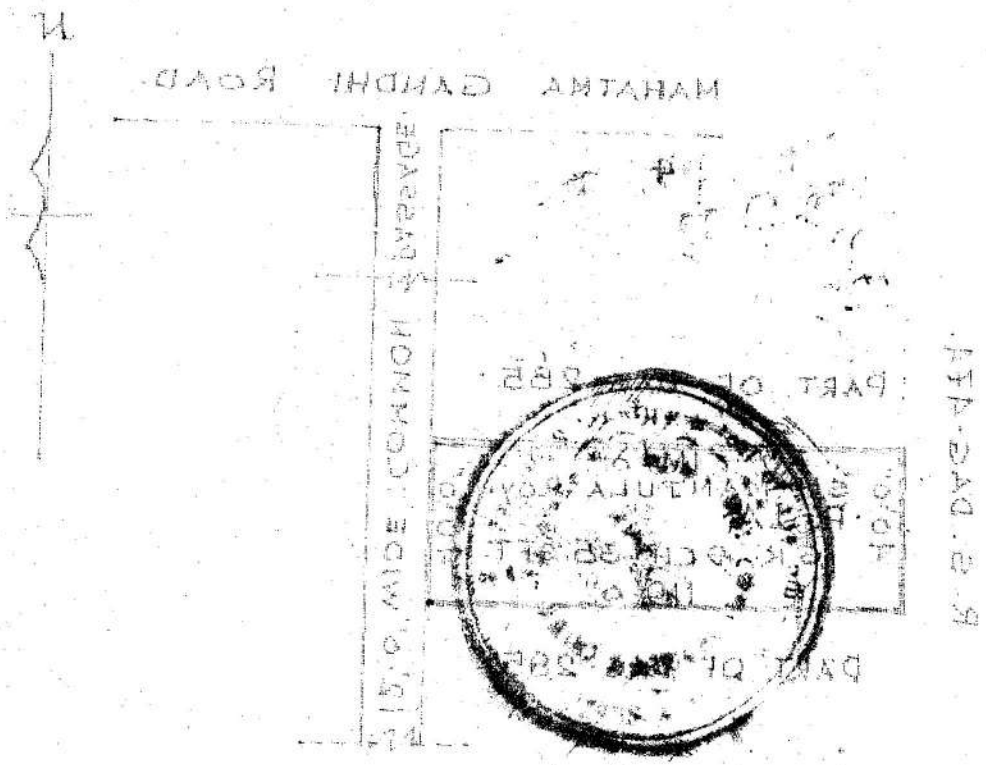
FOR: SM. MANJULA Roy. w/o. DR. SMARAJIT Roy.



Rajesh Kumar (Kumar)

DRAWN BY: R.N.AICH

PLAN SHOWING THE PORTION OF LAND
 IN P. S. DAG NO. 288. KHATAN NO. 241.
 MOUSA: KALUA I. L. NO. 22. R. S. NO. 333
 P. S. BEHALA. HOW. THAKURPUR.
 DIST. SA. PARGANAS (SOUTH). SCALE = 1:50,000.
 AREA OF LAND: 61.94 CH. 35 SET.
 FOR: SH. MANJULA ROY. W/O. DR. SWARAJI ROY.



South-Registered
 South SA-PARGANAS

28.3.20

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Handwritten signatures and scribbles

MANJULA ROY