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DEED OF SALE
Addl. Dist. Sub-Registrar,
Bhimore South 24-Parganas

THIS DEED OF SALE made this 14th day of August Two
Thousand Three BETWEEN (1) SHRI DIPTI BIKASH SEN son of
Late Himangshu Bhusan Sen, by faith Hindu, residing at AD-75,
Salt Lake, Kolkata - 700 064, (2) SHRI KUMUD BIKASH SEN, son
of Late Himangshu Bhusan Sen, by faith Hindu, residing at BC-9,
Salt Lake, Kolkata-700 064, (3) SHRI DILIP KUMAR SEN son of
Late Hare Gobinda Sen, by faith Hindu, residing at 16, Ballygunge
Place, Kolkata - 700 019, AND (4) SMT. PURNIMA SEN, wife of Late
Amal Bikash Sen, by faith Hindu, residig at 25, Nandalal Bose Lane,
Kolkata - 700 003, hereinafter referrd to as the VENDORS (which
term or expression unless excluded by or repugnant to the context

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Addl. Dist. Sub-Registrar,
Bhimore South 24-Parganas

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50 Rs.



[2]

shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART AND SMT. MALABIKA BAGCHI wife of Sri Sakti Brata Bagchi, by faith Hindu, residing at P-120, Usha Park, P.S. Regent Park, Kolkata - 700 084, hereinafter referred to as the PURCHASER (which term or expression unless, excluded by or repugnant to the context shall be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Gour Pada Basu son of Satish Chandra Basu of Midnapore was seized and possessed of or otherwise well and sufficiently entitled to the land containing an area of 10 Kottahs more or less, situate at Police Station the then Tollygunge at present Regent Park and comprised in Mouza- Rainagar, Dag No. 129,

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Mal, Vaidya, Bangalore,
Kankar, S.

Patentia Collectorate,
Treasury,

Date 11/08/03

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[3]

Khatian No. 341, under Khatian No. 340, Touzi No. 6, J. L. No. 47, R.S. No. 201, Sub-Registration Office Alipore, in the District 24-Parganas at present South 24-Parganas.

AND WHEREAS on or about 23rd December, 1966 by a registered deed of conveyance said Gour Pada Basu sold and transferred the said land measuring about 10 kottahs in favour of the Vendors herein for valuable consideration absolutely and free from all encumbrances. The said deed was duly registered in the Office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 179, pages 262 to 269, being No. 6731 for the year 1966.

AND WHEREAS after the said purchase the vendors mutated their names with the Calcutta Municipal Corporation and have been paying taxes on the said land & premises being K.M.C. premises No. 495, Hari Sava Math and commonly known as P-120, Usha Park, Kolkata- 700084.

AND WHEREAS the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land measuring about 10 kottah with structure standing thereon free from all encumbrances.

AND WHEREAS on or about 1986 the Vendors have agreed with the purchaser for an absolute sale of land measuring about 5 kottah out of the above mentioned 10 kottah land at or for the price of Rs. 50,000/- (Rupees fifty thousand) only.

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THE NATIONAL DEFENSE
OFFICE OF THE
14 AUG 2003

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AND WHEREAS the purchaser paid the total consideration amount to the vendors in several instalments by 1990 on the understanding that the vendors would complete the conveyance deed after payment of full consideration amount.

AND WHEREAS due to various unavoidable circumstances the sale deed could not be executed and/or registered by the said Vendors prior to this date.

AND WHEREAS the said vendors duly appointed Shri Sakti Brata Bagchi son of Late Dwijendra Nath Bagchi, residing at P-120, Usha Park, Kolkata - 700 084, as their true and lawful attorney to do perform and execute the conveyance deed in respect of the said land & premises being known as P-120, Usha Park, Kolkata - 700 084, as expressed in the General Power of Attorney dated 11.7.2003 and registered in the office of the Additional District Sub-Registrar, Bidhan Nagar (Salt Lake City) and recorded in Book No. IV, Volume No. 8, Pages 244 to 248 Being No. 00334 for the year 2003.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.50,000/- (Rupees fifty thousand) only already paid by the Purchaser to the Vendors as per memo below (the receipt whereof the said vendors doth hereby admit as well as by the receipt hereunder written and of and from the same and every prt thereof

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doth hereby release the purchaser and the said land with structure hereby conveyed admit acknowledge and confirm) the vendors do hereby and hereunder grant convey sell transfer assign and assured their right title and interest in respect of the said land measuring about 5 kottah with structure about 500 sq.ft. standing thereon being portion of K.M.C. premises no. 495, Harisava Math and commonly known as P-120, Usha Park, P.S. Regent Park, Kolkata - 700084, more particularly described in the schedule below and delineated in the site plan annexed hereto (hereinafter referred to as the said portion) TOGETHER WITH all rights, liberties, privileges, easement and appurtenances whatsoever to the said land belonging to or in any way appurtenant to or usually held or occupied therewith AND ALL the estate right, title, interest, claim and demand whatsoever of the vendors have or had into or upon the said land with structure and every part thereof in law and equity TO HAVE AND TO HOLD the same unto and to the use of the said purchaser her heirs, executors, administrators, legal representatives and assigns absolutely and for ever free from all encumbrances AND the Vendors do hereby covenant with the purchaser that notwithstanding any act, deed, matter or thing whatsoever by the vendors or any person lawfully and/or equitably claiming by from through under or in trust for the vendors made done committed, or omitted or knowingly suffered the contrary the vendors have full power and absolute authority to grant, convey and assure the said portion hereby conveyed and assured the said portion and intended so to be unto and to the use of the Purchaser in the manner aforesaid

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and it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly enter upon possess and enjoy the said portion as described in the Schedule hereunder written and to receive all rents, issues and profits thereof, if any, in the said portion or every part thereof to and for the Purchaser's own use and benefits without any suit lawful eviction interruption, claim or demand whatsoever for or by the vendors or any person lawfully or equitably claiming or to claim by under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted exonerated and for ever discharged or otherwise by the vendors well and sufficiently saved, defended and kept harmless and indemnified or from and against all former and other estates, titles, charges and encumbrances whatsoever had made executed occasioned or suffered by the vendors or any person lawfully or equitably claiming or to claim by from under or in trust for vendors and further that the Vendors and all persons having or lawfully claiming any estate or interest whatsoever, in the said portion or any part thereof from under or any trust for the vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful acts deeds things and assurances in the said land & building hereditaments and premises whatsoever for the better and more perfectly assuring the said portion described in the schedule hereunder written and for every part thereof unto and to the use of the purchaser in the manner aforesaid or as by the Purchaser shall be reasonably required.

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ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 14 AUG 2003 BY 60322
UCBAW/STP

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SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of homestead land measuring about 5 kottah more or less, together with tin sheded structure measuring about 500 Sqft. situated and lying at Police Station Regent Park, comprised in Dag No. 129, Khatian No. 341, under Khatian No. 340, Mouza Rainagar, Touzi No. 6, J. L. No. 47, R.S. no. 201, portion of premises No. P-120, Usha Park, K.M.C. premises No. 495, Harisava Math, Kolkata - 700084, Sub-Registration Office Alipore, District- South 24-Parganas, within the K.M.C. Ward No. 112, butted and bounded as follows, a site plan marked with red bordered line is attached herewith and considered to be a part of this deed.

- ON THE NORTH : Premises No. P-125, Usha Park.
- ON THE SOUTH : 16' wide K.M.C. Road.
- ON THE EAST : Portion of Premises No. P-120, Usha Park.
- ON THE WEST : Plot of Dag No. 124.



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IN WITNESS WHEREOF the Vendors through their constituted Attorney have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Calcutta

in presence of Witnesses :

1. Sandip Kumar Choudhury
17/3 Kabi Sugamita Lane
Santoshpur, Kolkata-75

2. Goutam Ahar
13/A Heron Chandra Naskar
Road, Beleghat-4
Cal-10

1. Dipti Bikash Sen

2. Kumud Bikash Sen.

3. Dilip Kumar Sen

Purnima Sen

4.

by the pen of

Sakti Basata Baschi

Constituted Attorney

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GOVERNMENT OF WEST BENGAL
14 AUG 2003



Thumb 1st finger middle finger ring finger small finger

left hand



right hand



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Name..SAKTI BRATA BAGCHI

Signature Sakti Brata Bagchi

(ATTORNEY OF THE OWNERS)



left hand

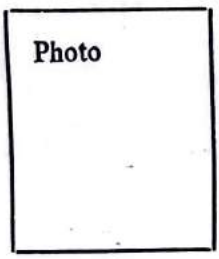


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Name SMT. MALABIKA BAGCHI

Signature Malabika Bagchi (PURCHASER)

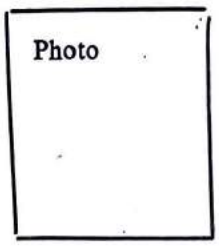


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Name

Signature

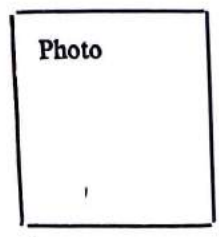


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14 AUG 2003

SITE PLAN OF THE PORTION OF PREMISES NO. 495 RAJENDRA MATH
 DAG NO. 129, KHATIAN NO. 341, J.L. NO. 47, MOUZA RAJNAGAR
 P.S. REGENT PARK UNDER K.M.C. IN WARD NO. 12 BORDO

MATH
Sen

AREA OF LAND = 5K - 0CH - 0SFT SHOWN IN RED LINE



C.S. PLOT NO. 15
 P-125 USHA PARK
Sen

Di Pi Pi Bai Karh Sen
Kumud Sen
Pai Karh Sen
Dilip Kumar Sen
Purnima Sen

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 By the pen of
 Sakshi brata Bagchi
 Constituted Attorney.

C.S. PLOT NO. 14

187' (27.10 m)



AREA OF LAND - 5K-0CH-0SFT

187' (27.10 m)

PART OF CS DAG NO. 15

30' (9.14 m) WIDE ROAD

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ADD: P.S.T. Sub Registrar
Alipore South 94 Parganas
21.05.04

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MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs. 50,000/- (Rupees fifty thousand) only being the full consideration amount as per memo below.

By Draft dated	14.12.90	Rs. 5000 for	Rs.	37,000/-
	21.12.90	Rs. 3500		
	26.12.90	Rs. 28,500		
By Cash			Rs.	<u>13,000/-</u>
		Total	Rs.	50,000/-

(Rupees Fifty Thousand Only)

Witnesses :-

1. Sandip Kumar Choudhury.

2. Gouram Ghaz.

1. Diphi Bikash Sen

2. Kumud Bikash Sen

3. Dilip Kumar Sen

4. Purnima Sen

by the pen of

Drafted and prepared by me,

Nalin Pallab Das
Advocate

City Civil Court, Calcutta

Sakti Brata Baschi

Constituted Attorney

