

9. 11. 81 500Rs



Stamp used 5(1) of the
Stamp Act 1955, duly
cancelled & stamped with stamp
under the Indian Stamp
Act, 1959 as amended in 1984
Schedule 1A No. 23
Process Fee 3.50
paid in C. F. S.

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District Sub-Registrar
No. 64 Porcupine
5.4.83

Stamp Properties
B. Bhattacharya

THIS DEED OF SALE made this 5th day of April One thousand
nine Hundred and Eighty three, BETWEEN Smt. BASINA BHATTACHARJEE wife
of Sri Nitya Ranjan Bhattacharjee and daughter of Lt. Girindra Kumar
Bhattacharjee by caste Hindu, by occupation household work, residing
at Makaltala, P.O. Bally, Durgapur, Dist. Howrah hereinafter called
the VENDOR or Seller (which expression shall unless excluded by or
repugnant to the context be deemed to include her heirs, executors,
administrators and representatives) of the ONE PART and

Sri Dhiman Kumar Majumder son of Sri Prafulla Kumar Majumder by
caste Hindu by occupation service residents of 13, Gouranga Mandir
Lane, P.S. Jadavpore, Calcutta 700 086 hereinafter called the VENDOR
OR Purchaser (which expression shall unless excludd by or repugnant
to the context be deemed to include his heirs executors administrators
representatives and assigns) of the OTHER PART

B. Bhattacharyya.

CONFID 2

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Presented for Registration at
M. 3048 P.A. on the 5th
day of April 1983

at the said office by virtue
of the power of attorney
No. 2281
dated 18/1/83
authenticating the
signature of

Bacana Bhattacharya
son of Nitya Ranja Bhattacharya
of Makalitala
Thana Bally Durgam
District Howrah
to create Housewife

Presented for Registration
at the said office

5.4.83
Bacana Bhattacharya

[Handwritten signature]



Bacana Bhattacharya

Nitya Ranja Bhattacharya
son of Shri Ganga Chandra Bhattacharya
of Bally Durgam
Thana Bally
District Howrah
to create Housewife

5.4.83

Nitya Ranja Bhattacharya



:: 2 ::

WHEREAS all these piece and parcel of land measuring or containing .45 decimals including land schedule below appertaining to C.S.Khatian No. 221, R.S.Khatian No.220 comprised in C.S.Dag No. 198, had been while seizing, possessions, holding, using and was in khas possession in Rayati Sthithiban right and was recorded in the District settlement recordin the name of and in favour of (1) Lakshmi Bibi (2) Mr. Hossain SK(3) Bechu SK (4) Lal Chand SK (5) Johana Khatoon Bibi (6) Kulsan Bibi, the said Kulsan Bibi died intestate and her share in the aforesaid lands devolved on her heirs namely, her husband Gaffar Ostagar and two sons Abdul Samad and Abdul Zabbar and one daughter Gulsan Bibi.

AND WHEREAS while the said heirs of Kulsan Bibi along with other co-shares (1) Bechu SK, (2) Lalchand SK (3) Fakir Mohammad @ Mohammed Hossain (4) Johora Khatoon who jointly seised, possessed and enjoyed -/14/- annas share out of .45 decimal and where in khas possessionsold and delivered vide Book No. 1, Volume No. 26 pages 201 to205, Being No. 1089 for the year 1946 to one Sri Prafulla Kumar Ghosh the Land -/14/- ^{annas} share out of .45 dec. in the aforesaid Dag No. 198 of above

B. Bhattacharyya.

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Rs.

25th (4)
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29/7/83

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District Sub-Registrar
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5.4.83



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above Khattin and for the remaining $-\frac{2}{-}$ ^{annas} share the Lakshmi Bibi was purchased by the said Prafulla Kumar Ghosh recorded in Book No. 1, Volume no. 67, pages 167 to 169, Being No. 3822 for the year 1949 duly executing the same by depositing the money in the Learned Court.

AND WHEREAS while the said Prafulla Kumar Ghosh had seising, enjoying and holding the said. 45 dec. of land conveyed through a sale Deed to Sri Hirendra Lal Sarkar and Sri Manindra Lal Chakraborty in favour of Asok Trust vide Book No. 1, Vol no. 49, pages 84 to 90 Being No. 2594 for the year 1950.

AND WHEREAS the said Asok Trust represented by Hirendra Lal Sarkar and Manindra Lal Chakraborty while had been seising, possessing and holding the right, title and interest of the said. 45 dec. of land conveyed a Sale Deed in favour of Sri Gosta Behari Mistri s/o Sri Matilal Mistri vide Book No. 1, Volume no. 40 pages 76 to 80 Being No. 2401, for the year 1957 registered at S.R.office Alipore.

AND WHEREAS in the last Revisional Settlement the name of the Fakir Mohammed, Bechu SK, Lakshmi Bibi, Noor Hossain and others were recorded as licensee and the said Gosta Behari Mistri Confirmed his right, title and interest in respect of the land occupied by Fakir -

B. Bha Chatterjee.

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2558(4)

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District Sub-Registrar
Alipore 24 Parganas

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Mohammed as the same was conveyed by Fakir Mohammed to Gosta Behari Mistri vide Book No, 1, Vol no. 47 pages 198 to 201 Being no. 3413 for the year 1957 recorded in S.R.O. Alipore and also thereafter the said Bechu SK, Lakshmi Bibi and Noor Hossain conveyed their right interest what soever of their occupied land to Matilal Mistri son of Bidhubadan Mistri vide Book No. 1, Vol. 42, Pages 272 to 275, Being No. 2317 for the year 1958 at S.R.O. Alipore and since then Matilal Mistri had been possessing, holding and in khas possession of the said land.

AND WHEREAS while the said Motilal Mistri and Gosta Behari Mistri holding, possessing and using and were in khas possession of the said .45 decimals of land of land conveyed by a Deed of Sale to Girindra Kumar Bhattacharjee, father of the Vendor of this Deed vide Book No.1, vol 66 pages 114 to 120, Being No. 3397 for the year 1958 measuring or containing by 4 Cottah 8 Chittake 22 sq.ft. out of .45 dec. of land in above Dag, Khatian and Mouza.

B. Bhattacharyya.

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2576(4)
Abdullah bin Muhammad
13. Gumpal, Makassar
4/1/75 - 6



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AND WHEREAS while the said Girindra Kumar Bhattacharjee has been seising, holding and possessing the said 4 Cottah 8 Chittak 22sq.ft. of land constructed a structure and dwelling house over the said land and had been using, enjoying the said land and land with structure, died intestate on. 2.12.1976 and the said land and land with structure devolved jointly on the present vendor Basant Bhattacharjee/o late Girindra Kumar Bhattacharjee along with her co/sharers who had and have been seising holding and possessing the right title and interest over the said land and land with structure since then.

AND WHEREAS while the Vendor Smt. Basant Bhattacharjee seised posse of jointly with her co/sharers the said 4 Cottah 8 Chittaks 22 sq. ft. of land and land with structure amicably partitioned by mates and bound the property and thus each of them has possessed separately 1/5th share each i.e. more or less 14 Chittaks 22 sq.ft. each out of the said 4 Cottahs 8 Chittaks 22 sq.ft. land and land and with structure over the said property.

AND WHEREAS the said Vendor has agreed with the purchaser Sri Dhiman Kumar Majumder to convey the said land and land with structure of her share containing to be more or less 14 chittaks 22 square feet morefully described in the Schedule below hereunder written and delineated in the map or plan annexed hereto and coloured with red border line at and for the consideration price of 12,000/- (Rupees twelve thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSE TH that in pursuance of the said agreement and in consideration of the said sum of Rs. 12,000/- (Rupees twelve thousand) only well and truly paid by the purchaser to the Vendor on or immediately before the execution of this presents and that being the full and entire price of the said land and land with structure and

B. Bhattacharjee.



[Signature]
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hereditaments, the receipt whereof the Vendor do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said purchaser as well as the said land and land with structure hereby conveyed the Vendor hereby grant, transfer, convey sell assure and assign to and unto the said purchaser, his heirs, executors, representatives administrators and assigns ALL THAT the land and land with structure measuring or containing to be more or less 14 Chittake 22 sq.ft. appertaining to G.S.Khatia No. 221, R.S.Khatia No. 220, comprised in G.S.Deg No. 198, R.S. Deg No. 108/782, 108/1379, 108/783, 108/784 of Mouza Bademabar, J.L.No. 31, Touzi No. 246, 1516 - 1518, Pargana Khaspur, P.S. Tollygunge, Dist.24-Parganas, more fully described in the Schedule hereunder written and delineated in the map or plan annexed herewith or howsoever otherwise the said land and land with structure and hereditaments now is or are or heretofore was or were situated butted bounded called, known, numbered described or distinguished together with all path, passage, walls, sewers, drains common fences, water, water-courses, lights, rights, liberties, benefits, privileges, advantages, easements, appendages, appurtenances whatsoever to the said property belonging or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appertenant thereto and the reversion or reversions remainder or remainders and the rents issued and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor upon the said land and every part thereof AND all the deeds, pattans, muniments, writings, evidences of title whatsoever relating to the said land and land with structure and every part thereof which now are or may hereafter be in the custody, power, control and possession of the vendor or any person or persons from whom the said vendor may procure the same without any

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B. Bhattacharyya .





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Vendor shall be well to hold and keep the said land and land
 with structures and hereditaments as to be unto the said purchaser
 absolutely forever free from all encumbrances and the vendor do hereby
 be witness with the purchaser that hereinafter say set, things,
 deeds, matters whatsoever made done or executed or executed or knowingly
 suffered to the contrary the Vendor here now good right full and
 absolute power and indelible title to grant, convey, convey, sell
 or otherwise or intended to be made out to the use of the said
 purchaser in manner aforesaid and that the purchaser say at all times
 hereafter purchase and enjoy hold, possess, enjoy and occupy the
 said land or any part thereof as being his own to the full extent
 of power for the whole of said land and receive the rents issues
 and profits thereof without any lawful exception, interruption claim
 and demand whatsoever of any person or persons lawfully or equitably
 claiming from or in trust for the Vendor or any of them their predece-
 ssors the title and that free and clear and peaceably and quietly and
 absolutely unincumbered, unobscured, discharged, free from lease or kept
 in mortgage against all such encumbrances excepted by the vendor
 or any of their predecessors in interest and free and free from
 all encumbrances whatsoever made or suffered by the Vendor or any
 person or persons lawfully or equitably claiming as aforesaid, further
 that the Vendor and all persons having lawfully or equitably claiming
 any estate or interest upon the said premises or any part thereof
 from or in trust for the Vendor shall and will from time to time or
 at all times hereafter at the cost and request of the purchaser do
 and execute or cause to be done or executed all such acts, things,
 deeds, matters whatsoever for further better and more perfectly secur-
 ing the said land and land with structures and hereditaments to and
 unto the said purchaser shall or may be reasonably required.

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B. Thakacharya



District Sub-Registrar
Alipore 24 Parganas

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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

B. Bhattacharya.

ALL THAT piece and parcel of 14 chittaks 22 sq.ft. land and land with structure be the same a little more or less out of 4 cottah 8 chittaks 22 Sq.ft. purchased by the predecessor, Lt. Girindra Kumar Bhattacharjee appertaining to C.S.Khatian No. 221, R.S.Khatian No. 220, comprised in C.S.Dag No. 198, R.S.Dag No. 108/782, 108/1379, 108/783, 108/784 J.L.No. 31, Touzi No. 246, 1516 to 1518 of Mouza Bademabar, P.S. Tollygunge, ^{at present Jadavpur,} District 24-Parganas and for more clearness delineated in the plan or map coloured with red border and Marked 'B' annexed herewith as part of this Deed and butted and bounded by the

NORTH :- Common Passage
SOUTH :- Portion of 'A' Plot.
EAST :- C.S.Dag No. 198(Part)
WEST :- Portion of 'A' Plot

MEMO OF CONSIDERATION

RECEIVED from withinnamed Purchaser and withinmentioned purchase value of Rs. 12,000/- (Rupees twelve thousand) only being the full consideration money in the manner as follows :-

Bank Draft No. OL/A 104224 dt/- 4.4.83
On the State Bank of India, Hide Road 1746 Branch,
in the name of Smt. Basana Bhattacharjee : Rs. 12,000/-
RUPEES TWELVE THOUSAND ONLY. : Rs. 12,000/-

Basana Bhattacharya.

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

Witnesses :

Vendor

Basana Bhattacharya.

1. Anurupa Palit
59/10 Ganga Main Road
Calcutta - 75
2. Rethindra Nath Baul
22, Sanktigarh
Gandarpur
Calcutta - 32
3. Nitya Ranjan Bhattacharjee
Makaltale, P.O. Singapur Bally,
At. Howrah.



Sub-Registrar
Alipore, 24 Parganas
5.4.23



Book No. 132
Volume No. 262 to 249
Pages 4681
Serial No. 83
Year 10

7-2-40
Rupant

Sub-Registrar
Alipore, 24 Parganas
31-5-85

SITE PLAN: PORTION OF C.S. PLOT NR 198,
IN MOUZA - BADEMASAR, J.L. NR 31,
P.S. JADAVPUR, DIST. 24-PARGANAS.

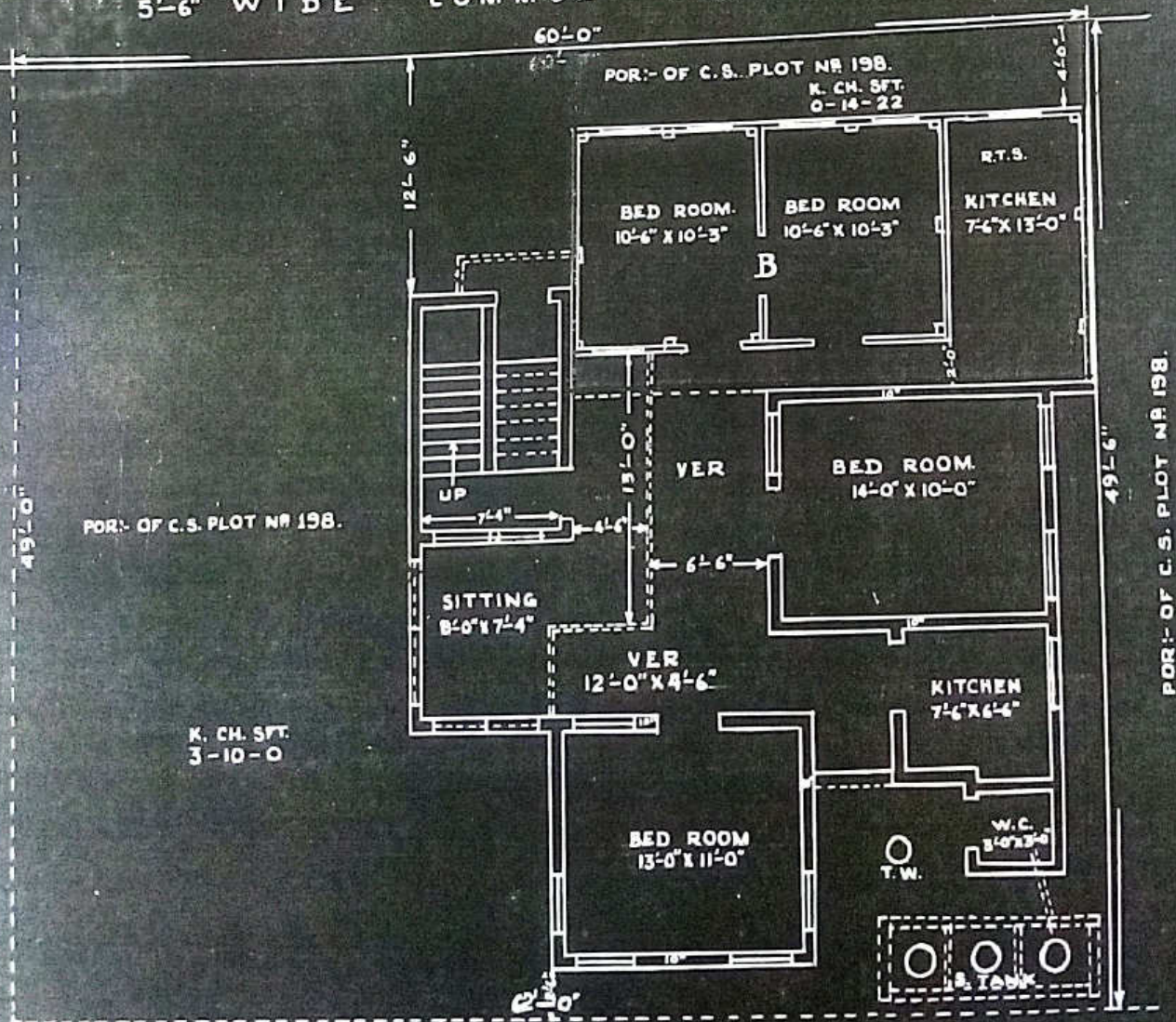
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SCALE 1" = 8'

SELL AREA SHOWN IN RED BORDER.

MARK	PORTION OF C.S. PLOT NR	AREA		
		K.	CH.	SFT.
B	198	0	14	22

5'-6" WIDE COMMON PASSAGE.



C.S. PLOT NR 196.

C.S. PLOT NR 199.

TRACED BY
S. Nandy
Surveyor.
 2.4.83.



A
District Sub-Registrar
Alipore 24 Parganas
5.4.23

M
District Sub-Registrar
24 Parganas, Alipore

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Volume No 132
Pages 2680
Being No. 4681
For the Year 19 83

SITE PLAN PORTION OF C.S. PLOT NR 198,
IN MOUZA - BADEMASAR, J.L. NR 31,
P.S. JADAVPUR, DIST 24-PARGANAS.

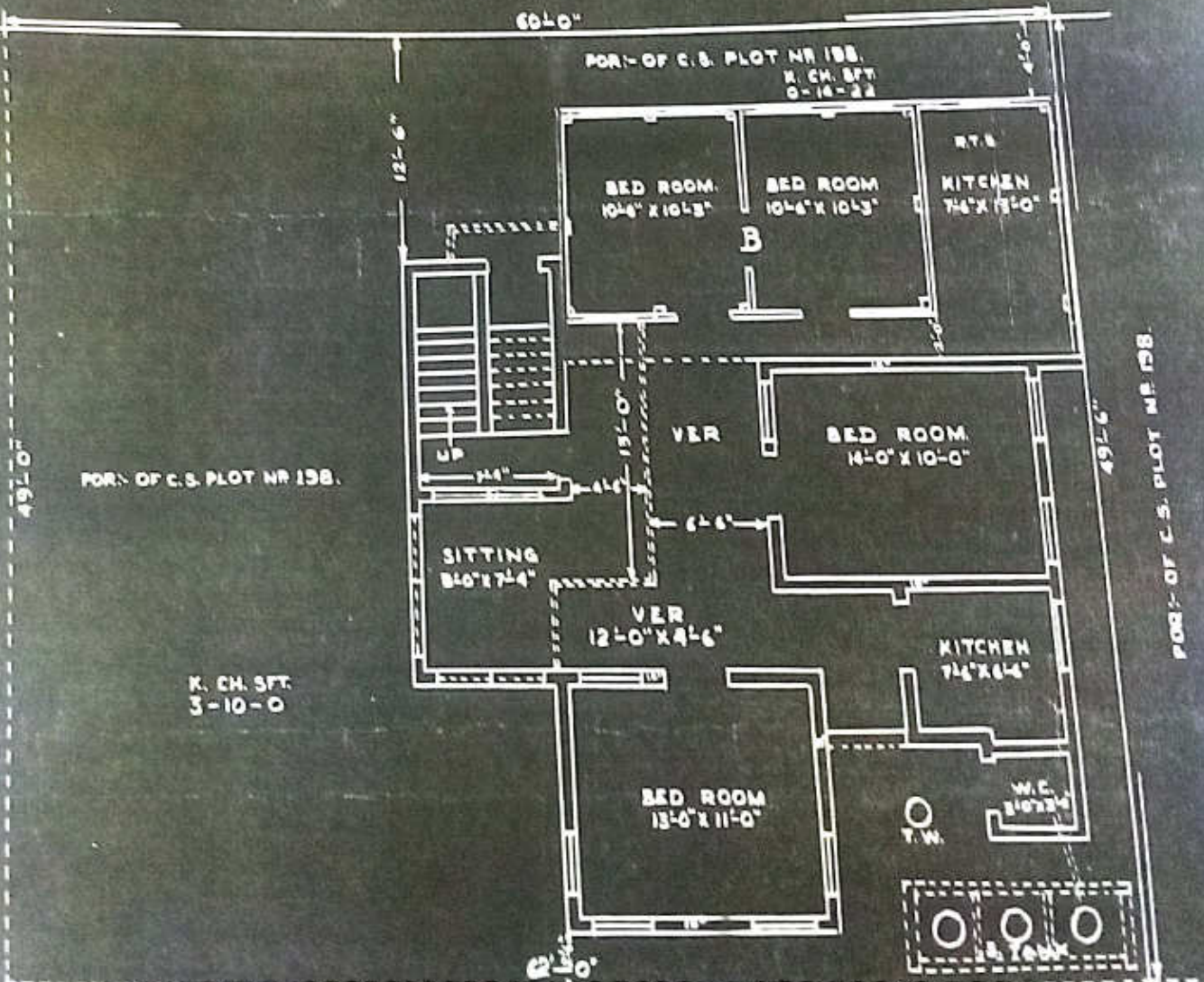
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SCALE 1"=5'

ALL AREA SHOWN IN RED BORDER

MARK	PORTION OF C.S. PLOT NR	AREA	
		SQ. FT.	SQ. YD.
B	198	0	14 22

5'-6" WIDE COMMON PASSAGE.



PORTION OF C.S. PLOT NR 198.

K. CH. SFT.
3-10-0

C.S. PLOT NR 196

C.S. PLOT NR 199

TRACED BY

S. Nandy
Surveyor.

24 85