1000Rs.

INDIA NON JUDICIAL

१००० रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

5(1)

Act 1899 as ... in 1964.
Schedule 1A No. 23
Process Fee ...
Paid in G. F. S. 3.50

A-469.50
B- 1.20
470.70

District Sub-Registrar
Sigura, 24 Parganas
4.4.83

DUTTA PROPERTIES
Sanjay Dutta
Proprietor

THIS DEED OF SALE made this 4th day of April One Thousand nine hundred and EIGHTYTHREE of the year of Christ BETWEEN (1) Smt. Promoda Bala Devi W/o Lt. Girindra Kumar Bhattacherjee by caste Hindu by occupation noupehold work (2) Sri Nirmal Bhattacherjee S/o Lt. Girindra Kumar Bhattacherjee by caste Hindu by occupation service, both are the residents of B/13, S.N.Bose Road, Durgapore- 5, Dist. Burdwan. (3) Sri Bimal Chandra Bhattacherjee S/o Lt. Girindra Kumar Bhattacherjee by caste Hindu by occupation Service, (4) Sadhana Bhattacherjee W/o Haripada Bhattacherjee and D/o Lt. Girindra Kumar Bhattacherjee by caste Hindu by occupation household work, both are residents of 21/27 Ashoke Avenue, Durgapur - 4 Dist. Burdwan

D Bhattacherjee

contd 2

1624 (8)

Dhiman in. majumder

13. Gomanch mondie lane

11/4/83

Presented for registration on 11-30 day of April

in the Sub-Registry Office at Alipore, 24 Parganas by Promoda Bala

Examined S

Attorney

Executant

Power

for 19 and registered by the

Registrar of

Asstt. Sub-Registrar
Alipore, 24 Parganas
4.4.83

Promoda Bala Devi
by the Pen of Hari Pada Bhattacharyya

4520

Promoda Bala Devi
by the Pen of Hari Pada Bhattacharyya

Hari Pada Bhattacharyya

1) Promoda Bala Devi w/o Lt Girindra Kumar Bhattacharyya.
2) Nirmal Bhattacharyya S/o Lt Girindra Kumar Bhattacharyya both by 8/13, S.N. Bose Rd Durgapur 5 Burdwan both by Profession House wife & Service
3) Sadhana Bhattacharyya son of Haripada Bhattacharyya wife of Lt. Girindra Nath Bhattacharyya. both Thana Durgapur District Burdwan Nat. Hindu both by Occu. House wife & Service.
4) Bimal Chandra Bhattacharyya S/o Lt. Girindra Nath Bhattacharyya. both of 21/27, Ashoke Avenue Durgapur (4)

Hari pada Bhattacharyya
son of Lt Jogendra Nath Bhattacharyya
wife
of 21/27, Ashoke Avenue
Thana Durgapur
District Burdwan
Nat. Hindu
Occu. Service

District Sub-Registrar
Durgapur
4.4.83

Scanned with OKEN Scanner

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

hereinafter called the VENDORS or Sellers (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators and representatives) of the ONE PART.

And

Sri Dhiman Kumar Majumder S/o Sri Prafulla Kumar Majumder by caste Hindu by occupation service, resident of 13 Gourange Mandir Lane, P.S. Jadavpore, Calcutta 700 086 hereinafter called the VENDEE or Purchaser (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and assigns) or the OTHER PART :

WHEREAS all those piece and parcel of land measuring or containing by .45 decimals including land in the schedule below appertaining to C.S.Khatian No. 221, R.S.Khatian No,. 220 comprised in C.S.Dag No. 198, has been while seizing, possessing, holding,

D Bhattacharjee

1624 (B)

Nirmal Chandra Bhattacharya

4521

Sadhana Bhattacharya

4522

Bimal Chandra Bhattacharya

4523

SEAL OF THE DISTRICT
24 PARGANAS

District Sub-Registrar
Alipore, 24 Parganas
4.4.83

Hari Pada Bhattacharya

1000Rs

using and was in khas possessing in Rayati Sthitiban right and was recorded in the District Settlement record in the name of and in favour of (1) Lakshmi Bibi (2) Md. Hossain SK (3) Bechu SK (4) Lal Chand SK (5) Johara 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, Gulfar Gazian and two sons Abdul Zabbar and Abdul Samad and one daughter Gulsan Bibi.

AND WHEREAS while the said heirs of Kulsan Bibi along with other co/sharers (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 decimals and were in khas possession sold and delivered vide Book I, Volume no. 25 pages 201 to 205 Being No. 1089, for the year 1946 to One Sri Prafulla Kumar Ghosh the land of -/14/- annas share out of .45 dec in the aforesaid Dag No. 198 of above Khatian and for the remaining -/2/- annas share of Lakshmi Bibiwas purchased by the said Prafulla

contd 4

1624

24/2/83

District Sub-Registrar
Alipore 24 Pgs
5.4.83

1000Rs.

Kumar Ghosh recorded in Book No. 1,Vol No. 67, pages 167 to 169 Being No. 3822 for the year 1949 after duly executing the same by depositing the money in the Learned Court. AND WHEREAS the said Prafulla Kumar Ghosh conveyed the 45 dec. of land to 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 Kirendra 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, Vol 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 & others were recorded as Licencee and the said Gosta Behari Mistri confirmed his

contd 5

District Sub-Registrar
5.4.83

100Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

right, title and interest in respect of the land occupied by Fakir Mohammed as the same was conveyed by Fakir Mohammed to Gosta Behari Mistry 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 whatsover of their occupied land to Motilal Mistry son of Bidhu Budan Mistri vide Book No.1,Volume 42, pages 272 to 275 Being No. 2317 for the year 1958 at S.R.O. Alipore and since then Motilal Mistri had been possessing, holding and is in khas possession of the said land .

AND WHEREAS while the said Motilal Mistri and Gosta Behari Mistri holding, possessing the using and were in khas possession of the said .45 dec. of land conveyed by a Deed of Sale to Girindra Kumar

Bhattacharjee

contd 6

1624 (8)

Dhiman [illegible] mojumdar

13. [illegible]

24/2/85

[illegible] 86.

District Sub-Registrar
Alipore, 24 Parganas
L.1.92

1000Rs.

60 Rs.

Bhattacherjee Husband of Vendor No.1, father of Vendor nos. 2 to 4 of this Deed vide Book No. 1,Vol no. 66 pages 114 to 120, Being no. 3397 for the year 1958 measuring or containing by 4 Cotthas 8 Chittaks 22 sq.ft. out of .45 dec. of land in above Dag, Khatian and Mouza.

AND WHEREAS while the said Girindra Kumar Bhattacherjee had been seising, holding and possessingthe said 4 Cotthas 8 Chittaks 22 sq.ft. of land constructed a structure and dwelling house over the said land and has been using, enjoying the said land and land with structure died intestate on 8.12.1976 and the said land and land with structure devolved on jointly the present vendors along with Basana Bhattacherjee wife of Nitya Ranjan Bhattacherjee daughter of the said Late Girindra Kumar Bhattacherjee and daughter of Vendor no. 1 and sister of Vendors nos. 2, 3

B Bhattacharjee

contd 7

1874 (8)

Selim [illegible] mojindar

13. [illegible] Mansir Ali

[illegible]

SEAL OF THE DISTRICT SUB-REGISTRAR ALIPORE 24 PARGANAS

District Sub-Registrar
Alipore 24 Pgs

4.4.23

and 1 of this Deed who had and have been seizing, holding and possessing the right title and interest over the said land and land with structure since them.

And whereas while the vendors and said Smt. Basona Bhattacherjee seized jointly owned of the said 4 Cottahs 8 Chit 22 sq.ft. of land and land with structure solely partitioned by meters and bounds of the property and thus each of them have possessed of separately 1/5th share 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 with structure over the said property.

And whereas the said Vendors have agreed with the purchaser Sri Bhimal Kumar Nafunder to convey the said land and land with structure of this shares containing to be more or less 3 Kottahs 10 Chittaks and more fully described in the Schedule below hereunder

B Bhattacharjee

contd 8

16 (8)

Dhiman [illegible]

13. [illegible]

24/2/83

SEAL OF THE DISTRICT SUB-REGISTRAR ALIPORE 24 PARGANAS

District Sub-Registrar
[illegible] 24 Parganas
4.4.83

INDIA 1Re

एक रुपया

सत्यमेव जयते

ONE RUPEE भारत ONE RUPEE

written and delineated in the map or plan annexed hereto and coloured with red border line at and for the consideration price of Rs. 48,0.. Rs. 48,000/- (Rupees fortyeight thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 48,000/- (Rupees fortyeight thousand) well and truly paid by the Purchaserto the Vendors 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 hereditaments do hereby admit and acknowledge as per Memo of consideration hereunder written and of and from the same and every part thereof the vendors do hereby acquit, release and forever discharge the said Purchaser as well as the said land and land with structure hereby conveyed) the vendors hereby grant,

B Bhattacharjee

contd 9

1Re

INDIA

एक रुपया

सत्यमेव जयते

ONE RUPEE भारत ONE RUPEE

written and delineated in the map or plan annexed hereto and coloured with red border line at and for the consideration price of Rs. 48,00 Rs. 48,000/- (Rupees fortyeight thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 48,000/- (Rupees fortyeight thousand) well and truly paid by the Purchaserto the Vendors on or immediately before the execution of this presents and that being the full and entire priee of the said land and land with structure and hereditaments do hereby admit and acknowledge as per Memo of consideration hereunder written and of and from the same and every part thereof the vendors do hereby acquit, release and forever discharge the said Purchaser as well as the said land and land with structure hereby conveyed) the vendors hereby grant,

B Bhattacharjee

contd 9

1624 (8)

Dhiman m. mojumder

13. Somnath mandir lane

21/4/83

SEAL OF THE DISTRICT SUB-REGISTRAR ★ 24 PARGANAS ALIPORE ★

District Sub-Registrar
Alipore, 24 Pgs.
4.4.83

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 by more or less 3 Cottahs 10 Chittaks 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, 108/783, 108/1379, 108/784 of Mouza Bandemasar, J.L.No. 31,Touzi No. 246, 1516 - 1518,Pargana - Khaspur, P.S. Tollygunge, Dist. 24 - Parganas, morefully 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, enjoyed and occupied therewith or reputed to belong or be appertenant thereto and the reversion reversions remainder or remainders and the rents issues and profits thereof AND all the estate, right, title interest, claim and demand whatsoever both at law and in equity of the vendors upon the said land and every part thereof AND all the deeds, patthas, 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 Vendors or any person or persons from whom the said Vendors may procedure the same without any lawful action, or suit to HAVE AND TO HOLD the said land and land with structure and hereditaments so to be unto the said purchaser absolutely forever free from all encumbrances

S.Bhattacharji

contd ... 10

and the vendors do hereby covenant with the Purchaser that NOTWITHSTANDING any act,deed, thing, matter, whatsoever made done or executed or knowingly suffered to the contrary the Vendors have now good right full and absolute power and indefeasible title to grant, transfar, convey, sell or expressed or intended so to be unto and to the use of the said purchaser in manner aforesaid AND that the Purchaser and may at all times hereafter peaceably and quietly hold , possess, enjoy and occupy the said land or every part hereof on paying the rent to the Collector, 24 Parganas for the State of West Bengal and receive the rents issues and profits thereof without any lawful eviction, interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from or in trust for the Vendors or any of them their predecessor - in - title and that free and clearly and absolutely acquitted, exonerated discharged saved harmless or kept indemnified against all estate, encumbrances created by the vendors or any of their predecessors - in - interest and free and free from all encumbrances whatsoever made or suffered by the vendors of any person or persons lawfully or equitably claiming as aforesaid. Further that the vendors 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 Vendors 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 assuring the said land and land with structress and hereditaments to and unto the said purchaser as shall or may be reasonably required.

contd 11

District Sub-Registrar
Alipore, 24 Pgs
4.4.23

SCHEDULE OF THE PROPERTY
ABOVE REFERRED TO :

All that piece and parcel of land and land with structure measuring or containing by 3 Cottahs10 Chittaks out of total property 4 Cottahs 8 Chittaks 22 sq.ft. purchased by the predecessor Lt. Cirindra Kumar Bhattacherjee appertaining to C.S.Khatian No. 221 R.S.Khatian No. 220, comprised in C.S.Dag No. 198,(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 — 1518 of Mouza Bademashar P.S. Tollygunge at present Jadavpur, District 24-Parganas and far more clearness deliniated in the plan and or map covered with red border and Marked 'A' annexed herewith as part of this Deed and butted and bounded by the :

NORTH :- Portion of 'B' Plot SOUTH :- C.S.Dag No. 196 and 199

EAST :- C.S.Dag No. 198)part) WEST :- C.S.Dag No. 197.

MEMO OF CONSIDERATION

RECEIVED from withinnamed and withinmentioned purchaser the value of Rs. 48,000/- (Rupees fortyeight thousand) only being the full consideration money in the manner as follows :

contd 12

District Sub-Registrar
Alipore, 24 Parganas
4.4.83

By ~~account~~ Pay order no.-OL/$\frac{A}{6}$ 104225 dt. 4.4.83
of State Bank of India,
Hide Road 1746 - Branch.
in the mane of Smt. Promoda Bala Devi
with the consent and approval of all the Vendors
herein. ;; ;; Rs. 48,000/-

TOTAL : Rs. 48,000/-

(RUPEES FORTYEIGHT THOUSAND ONLY)

In WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands the day, month and the year first above written.

VENDORS.

WITNESSRS :

1. Amritava Pakirji
E4/10 Garfa Main Road
Calcutta-75

2. Rathindra Nath Baul
22, Santigarh
Jadavpur
Calcutta - 32

(1) L.T.I. of Pramoda Bala Devi
By the pen of Hari Pada Bhattacharjee

(2) Nirmal Chandra Bhattacharjee

(3) Bimal Chandra Bhattacharjee

(4) Sadhana Bhattacharjee

N.480 Refund

Book I

Volume No 132

Pages 52 to 69

Being No 4649

of the Year 19 88

SEAL OF THE DISTRICT SUB-REGISTRAR ALIPORE

District Sub-Registrar
Alipore, 24 Parganas

7.4.83

SEAL OF THE DISTRICT SUB-REGISTRAR ALIPORE

District Sub-Registrar
Alipore, 24 Parganas

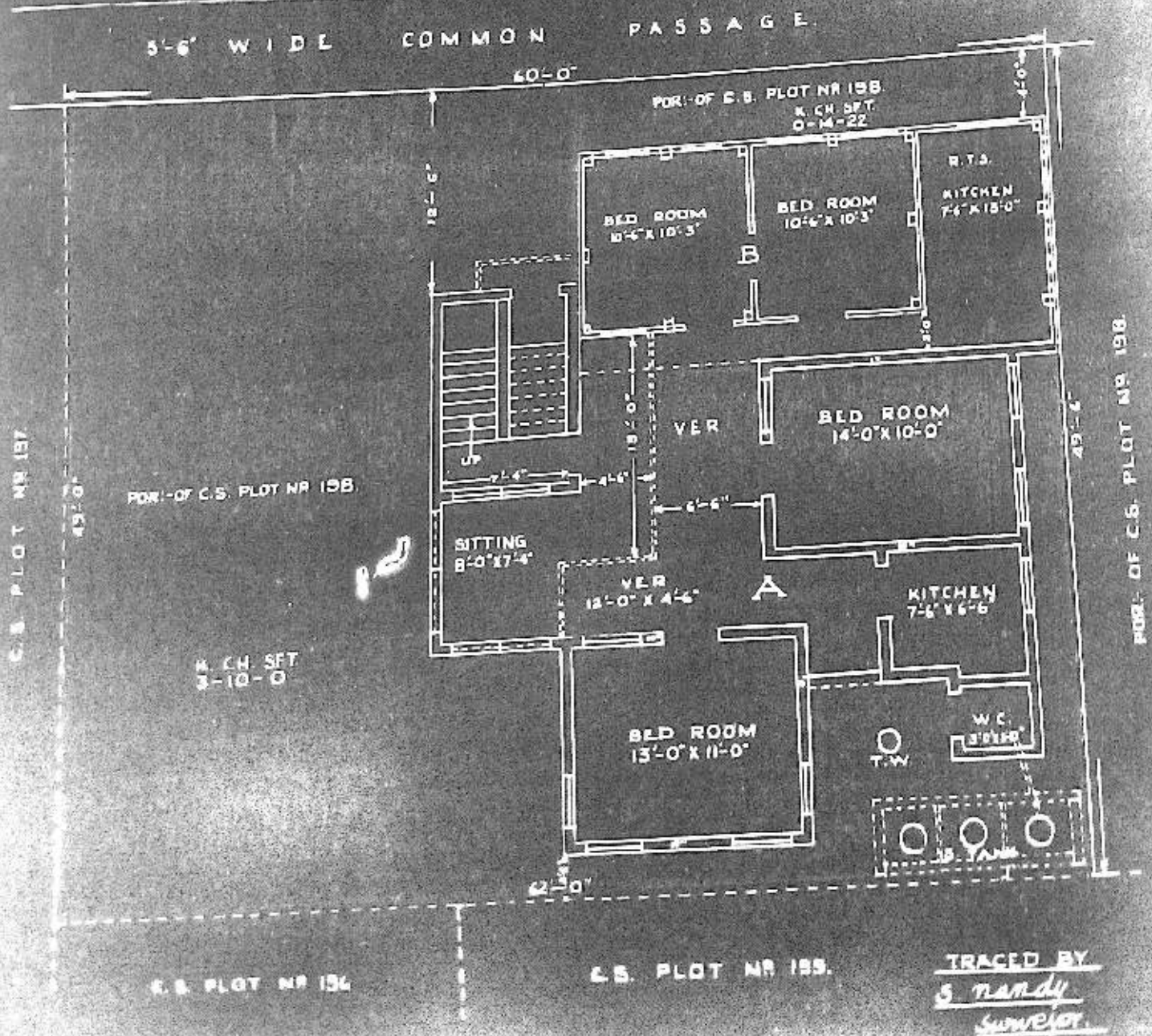
31-5-85

SITE PLAN PORTION OF C.S. PLOT Nº 198,
IN MOUZA - BADEMASAR, J.L. Nº [redacted]
P.S. JADAVPUR, DIST. 24 PARGANAS.

SCALE 1" = 8'

SELL AREA SHOWN IN RED BORDER

MARK	PORTION OF C.S PLOT NR	AREA		
		K	CH	SFT
A	198	3	10	0



TRACED BY
S nandy
Surveyor.
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Book ..... I .....
Volume No ..... 132 .....
Pages ... 63 ... to ..... 4649 .....
No. ..... 83 .....
the Year 19 .....

SEAL OF THE DISTRICT SUB-REGISTRAR 24 PARGANAS ALIPORE

Dated 4.4.83

District Sub-Registrar
24