



N 013177 / 11/1993

20815
Stamp 500 10.5
500 500 500 2.5
300 500 100 300
Total Rs 23630

Admissible under Article...
1 (I) (II) ...
2 ...
(a) ...
(b) ...
Stamp ...
Fees in C.R.S. ...
No. of C. Paper ...

Record Keeper,
Muz. Sadar Regu. Office,
Muz. Sa-Pargana

admissible under Regn. Rule 8,
Duly Stamped under the Indian
Stamp Act 1899 as amended by
Section 10 of 1922 and Section 10
(1) of the Calcutta Improvement
Act 1911 Schedule
23 & 4
Stamp paid under
Stamp Act 1899
as amended by 1964 Rs 20650/-
Additional stamp paid under
Calcutta Improvement Act 1911,
Rs. 2980/-



11-15 Sept 1993
M.P.M. on the 24th
1993 at
Registration Office
Muz. Sa-Pargana

Sukhato sen
Gupta

23630/-
A 1628/-
B 71/-
C 98/-
D 41/-
1667/-
S. Ghalla charya

Authenticated by the
Registrar of...

Sukhato sen Gupta
S. Ghalla charya

84-9-93

24993

Book no-1, Decd no. 13177 for 1993. DR.

1993-94

THIS INDENTURE made this the 24th day of September, One Thousand Nine Hundred and Ninety-Three BETWEEN SRI SUBRATA SENGUPTA, son of Late Sachindra Kumar Sengupta, by occupation Business, residing at 42/1, Kailash Ghosh Road, P.S. Thakurpukur, Calcutta-700 008, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives, administrators and assigns) of the ONE PART AND SRI JITENDRA NATH

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= 2 =

DASGUPTA, son of Late Ramananda Dasgupta (Das Munsai),
by religion Hindu, by occupation retired Serviceman,
residing at present at 8A, Ripon Street, P.S. Park
Street, Calcutta-700 016, hereinafter called the
"PURCHASER" (which expression shall unless excluded
by or repugnant to the context be deemed to mean
and include his heirs, executors, administrators,
representatives and assigns) of the OTHER PART.

WHEREAS One Shri Nirmal Chandra Ghosh and
his wife, Smt. Sudharani Ghosh as his benamdar was

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= 3 =

seized and possessed of or otherwise well and sufficiently entitled to the message, tenements and hereditaments comprised in vacant land measuring about Eight Cottabs a little more or less in the District of 24-Parganas, Police Station Behala, Pargana Khaspur, Sub-Registration Office at ALIPore, in Touji No. 239, R.S. No. 43, J.L.No. 23, Mouja Purba Barisba, Khatian No. 1595, Dag No. 904, Revisional Settlement Khatian No.2168, by purchase from one Sarada Prasad Pal and his wife, Dayamoyee Dassi by a Registered Deed of Conveyance registered

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= 4 =

in Book No. 1, Volume No. 18, Pages 253 to 258,
Being No. 1155 of 1943 of Sub-Registrar Office
at Bahala.

AND WHEREAS upon the death of Smt. Sudharani
Ghosh and Shri Nirmal Chandra Ghosh because of
legal and family necessities sold and transferred
on November 29, 1947 by two separate Deed of
Conveyance the said land measuring about Eight
Cottahs little more or less to one Shri Bibhuti
Ebusan Ghosh of 14/5, Kalitara Eose Lane, P.S.

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= 5 =

Beliaghata, District : 24-Parganas.

AND WHEREAS the said two deeds of conveyance have been registered with the Sub-Registrar Behala, in Book No. 1, Volume No. 21, Pages 167 to 172, Being No. 1543 of 1947 and Book No. 1, Volume No. 23, Pages 30 to 36, Being No. 1544 of 1947 respectively.

AND WHEREAS Sri Bibbuti Ehusan Ghosh being thus seized and possessed of the said land hereditaments and tenements measuring about Eight

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= 6 =

Cottabs a little more or less having mutated his name in the Revisional Settlement Khatian No. 2168, Dag No. 904 under the Government of West Bengal paying therefore an annual rent of Rs. 1-1-3 pies to the Government of West Bengal and also with South Suburban Municipality.

AND WHEREAS the said Bibbuti Bhusan Ghosh converted the said land measuring about Eight Cottabs a little more or less into two separate Plots of land after making a 6' ft. wide common

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= 7 =

passage linking the said two plots with the Municipal Road named Kailash Ghosh Road, on the southern side running from south to the North.

AND WHEREAS by a Deed of Conveyance registered with the Sub-Registrar at Alipore at Esbala in Book No. 1, Volume No. 24, Pages 121 to 127, Being No. 1322 of 1963 the Surjadedb Gupta purchased plot No. 2 of the said plotting plan on the southern side measuring about 3 (three) Cottabs 12 (twelve) Chittacks a little more or less being now numbered

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= 8 =

as Municipal Premises No. 42/1, Kailash Ghosh Road, Calcutta-700 008, Behala, within the Municipal Limits of South Suburban Municipality at a price of Rs. 3,000/-.

AND WHEREAS the Surjadeb Gupta being thus seized and possessed of the said plot of land being a portion of formerly Municipal Premises No. 20/1, now renumbered as 42/1, Kailash Ghosh Road, Behala, was built up masonry building on the said plot of land more particularly described in the schedule

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hereunder written with his own money and had been paying the due Municipal and other taxes in respect hereof.

AND WHEREAS the Surjadeb Gupta being in need of cash money, agreed with the said Vendor for the absolute sale to him of the said message land and hereditaments being premises No. 42/1, Kailash GHOSH Road, Behala, within the South Suburban Municipality at or for the lump sum of Rs. 48,000/- (Rupees Forty-Eighty Thousand) only free from all encumbrances by and under Deed of Sale dated 3.8.1981 which were registered in the District Sub-Registrar at Alipore, in Book No. 1, Volume No. 303, Pages No. 149 to 155, Being No. 9119 in the year 1981.

AND WHEREAS the Vendor constructed further structure of two storied incomplete and unfinished building.

AND WHEREAS the Vendor mutated his name in the Calcutta Municipal Corporation in premises No. 42/1, Kailash Ghosh Road, Calcutta-700 008, in respect of property described in the schedule below.

AND WHEREAS the Vendor feeling inconvenience to

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lock after the property intends to sale the same at a price of Rs.149,000/- (Rupees One Lac Forty-Nine Thousand) only.

AND WHEREAS the both parties entered into an Agreement for Sale on 25.8.1993 at a consideration of Rs. 1,49,000/- (Rupees One Lac Forty-Nine Thousand) only of which the Purchaser already paid Rs. 20,000/- (Rupees Twenty Thousand) only as an Advance and/or by way of Earnest Money.

AND WHEREAS the Vendor at the time of the said Agreement for Sale and on receiving the said Advance of Earnest Money handed over peaceful kbas vacant possession to the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,49,000/- (Rupees One Lac Forty-Nine Thousand) only of lawful money of the Union of India to the Vendor well and truly paid by the said Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit as per Memo of Consideration and acknowledge and of and from the same and every part thereof discharge the said purchase and the said land and hereditaments being the premises



No. 42/1, Kailash Ghosh Road, Behala, within the South Suburban Municipality, morefully described in the schedule 'A' hereto and intended to hereby conveyed) the Vendor doth hereby grant, transfer convey and assure unto and to the use of the said Purchaser All THAT the two storied building messuage tenements, land, hereditaments and premises together with the land thereunto belonging and on part whereof the same is erected and built being premises No. 42/1, Kailash Ghosh Road, Behala, containing by estimation an area of 3(three) Cottahs 12(twelve) chittacks be the same a little more or less in Toujl-No. 239, Alipore Collectorate R.S.Khatian No. 2168, Dag No. 904, Sub-Registry Office at Alipore at Behala, 24-Parganas, more fully described in the schedule hereto OR HOWSOEVER OTHERWISE the said land, building, messuage, tenements, hereditaments and premises now are or is hereto before were or was situated, butted, bounded, called, known, described or distinguished TOGETHER WITH all houses out houses and other buildings erections and fixtures and ways, paths, passages, sewers, drains, water courses, lights, liberties, privileges, advantages, easements, emoulements, appendages and appurtenances whatsoever to the said piece or parcel of land and the hereditaments belonging or in anywise appertaining therewith or now or heretofore held, used, occupied,



possessed of, enjoyed, reputed, deemed, taken or known as part and parcel or number thereof or appurtenant thereto AND THE REVERSION OR REVERSIONS, remainder or remainders, rents, issues and profits thereof AND ALL THE ESTATE, right, title interest claim and demand whatsoever at law or in equity of the Vendor into out of or upon the said piece or parcel of land hereditaments and premises and every part thereof AND all deeds, pattabs, muniments, writings and evidences of title which in any wise relate to the said message, land hereditaments, dwelling house and premises or any part or parcel thereof which now are or thereafter shall or may be in the custody, possession or power of Vendor or which he can or may procure without any suit and the documents, delivered to the Purchaser TO HAVE AND TO HOLD the same unto the use of the purchaser for ever absolutely and free from all encumbrances AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons claiming through or under him made done or executed or knowingly suffered and permitted to the contrary he the Vendor hath in him now good right full power and absolute authority to grant, transfer and convey the said piece and parcel of land and the message, hereditaments,

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dwelling house and premises being No. 42/1, Kailash Ghosh Road, Behala, hereby granted, transferred, conveyed and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possessed and enjoy the said messuage, tenements, hereditaments, dwelling house and premises hereby granted and received and take the rents issues and profits therefrom without any hindrance lawful eviction interruption, disturbance, claim or demand whatsoever from of or by the Vendor or any person or persons rightfully or equitably claiming from under or in trust from him AND THAT free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from against all former and other estates, charges, liens, debts, attachments execution and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming estate right, title or interest in the said piece or parcel of the said land and hereditaments from under or in trust for him or them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do and cause and procure to be made, done or

Contd..P/14..



executed all such acts, deeds, matters or things whatsoever for further better and more perfectly granting and assuring the said piece or parcel of the said message, land, hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid or as shall or may be reasonably required.

SCHEDULE referred to above.

All That Two storied, ~~incomplete and unfinished~~ ^{1st Floor Partly done (constructed)} brick built message building together with

piece and parcel of land thereto belonging and on part whereof the same is erected and built measuring more or less 3 (three) cottahs 12 (twelve) chittacks and 6' (six) ft. wide common passage, situate, lying at or being Premises No. 42/1, Kailash Ghosh Road, Behala, Calcutta-700 008, in Touji No. 239, Dag No. 904, C.S.Khatian No. 1595, J.L. No. 23, R.S.No. 43, R.S.Khatian No. 2168 at Mouza Purba Barisba, P.S. Bhakurpukur (previously under P.S. Behala)

District : South 24-Parganas, paying therefor Rs. 1-09 p. to the Government of West Bengal, Sub-Registration Office, Behala, District : South 24-Parganas, butted and bounded :-

On the South : Kailash Ghosh Road;



On the West : 6' ft. wide Road;

On the North : House of Ashoke Chatterjee;

On the East : House of Tinkari Paul.

~~On the South : Kailash Ghosh Road~~

MEMO OF CONSIDERATION

Draft No 473819, 473820 & 473823

& State Bank of India Elliab Rd Branch

(1792) Calcutta - 16 dt 16-9-93 amounting to

No 435 each Tallet - - - - - Rs 29,000/-

2) Balance paid by cash - - - - - Rs 20,000/-

refers one lac forty nine thousand only Tallet - - - - - Rs 1,49,000/-

IN WITNESS WHEREOF the Vendor hath hereunto set and

subscribed his hand and seal on the day, month and year first above written.

Signed, Sealed & Delivered

in presence of witnesses :-

1. Binod Kanti Ghose
143 Subhanta Sarani
Calcutta - 8

Subrata Sen Gupta
Signature of the VENDOR.

2. Sagar Das
Alipore Police Court
Cal 27

Drafted and prepared by,
S. Nigella Alipore Judges' Court
ADVOCATE.
Calcutta 27

Typed by : S. Nigella
Alipore Judges' Court.



LAND PLAN OF PORTION OF DAG. NO-904, C.S. KHATIAN NO. 1595,
 J.L. NO-23, R.S. NO. 43, TOLJINO-239, R.S. KHATIAN NO. 2165
 AT MOZA PURBA BARISHA, AT C.M.C. PREMISES NO. 47
 KAILASH GHOSH ROAD. (Under South Suburban Unit) RAJDEHALA
 NOW (P.S) - THAKURBUKUR.

TOTAL AREA OF LAND 8 KT. 2 CH. 18 SFT.

SCALE: 1" = 16'

SHOWN IN RED BORDER



LAND OF
 SUSHIL KUMAR GUPTA
 COMMON DRAIN

76'-6"

PLOT NO. (1)

SRI BSHOKE CHATTERJEE

AREA OF LAND
 4 KT. 0 CH. 0 SFT.

39'-5"

LAND OF
 NAGENDRA NATH CHATTERJEE
 AND OTHERS

6'-0" WIDE COMMON PASSAGE
 AREA 6 CH. 18 SFT.

48'-0"

70'-0"

64'-0"

PLOT NO. (2)

SRI JATENDRA NATH DASGUPTA.

AREA OF LAND
 3 KT. 12 CH. 0 SFT.

39'-5"

11'-6" WIDE COMMON DRAIN

LAND OF
 TINKARI PAUL.

6'-7"

41'-9"

50'-0"

KAILASH GHOSH ROAD.

All District Register
 District Murshidabad

APPROVED TO BE A TRUE COPY OF THE ORIGINAL AS THE DRAWING NO. 131/11

PREPARED BY

VENDOR

DRAWN
 S.K.

M.S. Ghosh
13/11/11

4

SALE DEED
24.9.93

Shri S. Bhattacharya

REGISTRAR G.P.O.
MUMBAI 400 001

24-9-93



DATED THE

DAY OF SEPT. '1993.

DEED OF INDENTURE

B E T W E E N

SRI SUBRATA SENGUPTA... VENDOR.

A N D

SRI JITENDRA NATH DASGUPTA..PURCHASER



Reg : 42/1, Kailash Ghosh Road,
Behala, Calcutta-700 008.

Prepared in the Office of

ADVOCATE.