

107053

1 00954



M/L
115000
95010

19/10/06

33+4+4

02CC 502180

Stamp: G. O. No. 32121 F. T. dt. 27.05.2006
Registration Fee Rs. 5225/-

23 46 86
21 5 4
22 35

DEED OF SALE

13/02/06
SMT. Sub-Registrar - III
Alipore South 24 Parganas

THIS DEED OF SALE is made on the 12th day of October,
Two Thousand Four **B E T W E E N** (1) **SRI ARUN SINGH**,
(2) **SRI MINTU SINGH**, (3) **SRI RANJIT SINGH**, (4) **KUMARI PRATIMA SINGH**, Nos. 1 to 3 sons of and No. 4 unmarried daughter of Late Mahesh Singh, all by religion-Hindu, by occupation-Driver, Business, Service and Household respectively, all residing at 9/2, Sevak Baidya Street, P.S.-Tollygunge, Kolkata-700 029, (5) **SMT. KANTA SHA** wife of Sri Dilip Sha, by religion-Hindu, by occupation-Housewife, residing at Diamond Harbour Road, P.S.-Diamond Harbour, District South 24 Parganas, hereinafter collectively called and referred to as the **VENDORS** (which term and expression unless otherwise excluded by or repugnant to the context shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A 2/89 -
F 14 -
H 28 -
M 4 -

40000 + 17020
vide D.D. No. 57020/
143982 + 143982
115000/c
95010
13/02/06

No. 2804
 Sold to Krishna Kalyan Singh
 of 52 M G Rd Gurgaon
HR 137

Kolkata Collectorate
 Treasury.

[Signature]
 Treasurer

dated 8/10/04
[Signature]
Aravind Singh



Dist. Sub-Registrar-III
 District South 24 Parganas

Stamp: 9 OCT 2004
 9710

Aravind Singh

Aravind Singh

Aravind Singh

Aravind Singh

Aravind Singh

Aravind Singh

1. Aravind Singh
2. Aravind Singh
3. Aravind Singh
4. Aravind Singh (1+3) slo

ST (H) Dist. Sub-Registrar
 29/2 Sevak Baidya Street
 P.S. Tollygunge Service House
 Dist. South 24 Parganas
 Gurgaon

5. Kanta Shakti
 Diamond Harbour
 Road, P.S. Diamond
 Harbour.

Name: Aravind Singh
 No. W/o D/o: Aravind Singh
 of: 256 Basaknabaghata
 Dist. South 24 Parganas
 P.O. Gurgaon
 Profession: Aravind Singh

Dist. Sub-Registrar-III
 District South 24 Parganas

15-10-04

10Rs.



2

AND

(1) SRI KRISHNA KUMAR GUPTA (2) **SRI BALARAM GUPTA** both sons of Sri Jagannath Gupta, both by religion-Hindu, by occupation No. (1) Business and No. (2) Doctor, both residing at 502, M. G. Road, P.O. & P.S.- Budge Budge, Kolkata-700 137, District South 24 Parganas, hereinafter jointly called and referred to as the **PURCHASERS** (which term and expression unless otherwise excluded by or repugnant to the context shall be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

A. No. 29064
Sold to Krishna Rayan of Ato
of 502 May Rd B/Bangor
137

Kolkata Collectorate
Treasury. 
Treasurer

Rs. 8/11/39

ll 2000.2
ll 1000
2000.2



 9713

Pratima Singh

 9714

मि. अ. 21

District Registrar - III
Alipore South 24 Patana

19 OCT 2004

Nripen Halder
S/D Nagan Halder
256 Baidyanath Chata
Patt. Vll BLo-T
Kal - 94

WHEREAS one Sri Bholanath Roy, since deceased was seized and possessed of a piece of parcel of 20 decimal of Sali land lying and situated in Dag No. 376 under C.S. & R.S. Khatian No. 159, in Mouza Laskarat, Pargana-Kolikata, Touzi No. 2998, R.S. No. 151, J.L No. 11, within the limits of the Kolkata Municipal Corporation Ward No. 107, A.D.S.R. office at Sealdaha, P.S. formerly Tollygunge at present Tiljala, District South 24 Parganas, as full absolute and sixteen owners.

AND WHEREAS the aforesaid Bholanath Roy while in peaceful and khas possession of the said properties as absolute owner died intestate leaving behind him surviving his two sons namely, Manick Chandra Roy and Hari Charan Roy as his legal heirs and successors who inherited the said property left by the aforesaid Bholanath Roy, since deceased and both having equal share thereon.

AND WHEREAS the aforesaid Hari Charan Roy thereafter died intestate leaving behind him surviving his only son and legal heir namely, Panchanan Roy who inherited the said property left by the aforesaid Hari Charan Roy, since deceased as absolute owner and had been possessing the said properties with his aforesaid co-sharer namely Manick Chandra Roy.



Dist. Sur. Registrar - III
Meerut

19 OCT 2016

AND WHEREAS by a Registered Deed of Partition dated 27.11.1957 registered at the office of the Sub Register at Alipore and recorded in Book No. 1, Volume No. 143, Pages 139 to 150, Being No. 9117, the aforesaid Panchanan Roy and Manick Chandra Roy partitioned the said property between themselves by metes and bounds.

AND WHEREAS by way of aforesaid registered deed of partition dated 27.11.1957 the aforesaid Panchanan Roy obtained and acquired the aforesaid 20 decimals of Sali land in the aforesaid dag no. 376 and had been possessing the same as absolute owner.

AND WHEREAS being in urgent need of money the aforesaid Panchanan Roy thereafter sold and transferred demarcated 5(Five) Cottahs of Sali land out of 20 decimals be the same a little more or less to Smt. Mina Singh since deceased, the predecessor -in -interest of the present Vendors free from all encumbrances and charges and for a valuable consideration by a Registered Deed of Sale dated 09.07.1982 and delivered possession thereon and the said deed was registered at the office of the District Sub Registrar at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 254, Pages 102 to 105, Being No. 9717 for the year 1982.



Chief Sub-Registrar-III
Madurai - Tamil Nadu

19 OCT 2004

AND WHEREAS the aforesaid Smt. Mina Singh while in peaceful and khas possession of her said purchased demarcated 5 (Five) Cottahs of Sali land as absolute owner died intestate leaving behind her surviving the present Vendor Nos. 1 to 3 as her Three sons and the Vendors Nos. 4 and 5 as her Two daughters and legal heirs who inherited the said 5(Five) Cottahs of Sali land as full absolute and sixteen owners left by the aforesaid Smt. Mina Singh, since deceased and each having undivided equal share thereon.

AND WHEREAS by way of inheritance as aforesaid the Vendors are thus lawfully seized and possessed of and also became the beneficial Owners in respect of the said demarcated 5(Five) Cottahs of Sali Land lying and situated in Dag No. 376 under C.S. & R.S. Khatian No. 159 in Mouza - Laskarat, J.L. No. 11 at present within the limits of Kolkata Municipal Corporation, Ward No. 107, A.D.S.R. office at Sealdaha, P.S. at present Tiljala, District South 24 Parganas and have been possessing the same on payment rent and taxes thereon as full, absolute and 16 annas Owners and are otherwise well and sufficiently entitled to the said property.



Dist. Sub-Registrar-III
Meerut, U.P. 24 Parmanu

19 OCT 2004

AND WHEREAS being in urgent need of money the Vendors offer and declare to sell the aforesaid demarcated 5(Five) Cottahs of Sali land be the same a little more or less free from all encumbrances and charges.

AND WHEREAS THE PURCHASERS have agreed to purchase **ALL THAT** piece and parcel of demarcated 5(Five) Cottahs of Sali Land be the same a little more or less together with right, title, interest, possession, issues, profit, advantages, privileges, path, drain, appurtenances and appendages etc. thereon and also all sorts of right of easement of 12(Twelve) feet wide common passage on the western side annexed thereto lying and situate in Dag No. 376 under C.S. & R.S. Khatian No. 159, in Mouza Laskarat, J.L. No. 11, Pargana -Kolikata, Touzi No. 2998, R.S. No.151, J.L. No. 11, within the limits of the Kolkata Municipal Corporation, Ward No. 107, Additional District Sub-Registration Office at Sealdaha, P.S. formerly Tollygunge at present Tiljala, District South 24 Parganas as delineated in the Map or Plan shown with colour **RED** verge annexed herewith and morefully described in the Schedule hereunder written and hereinafter referred to as the said properties free from all encumbrances, charges, liens, mortgages, lispendense, and attachments whatsoever to the said properties at and for a consideration of Rs. 2,00,000/- (Rupees Two Lakhs) only.

AND WHEREAS the price offered by the **PURCHASERS** are the highest, adequate and at present prevailing in the market.



Dist. Sub-Registrar-III
South 24 Parganas

19 OCT 2014

NOW THIS INDENTRUE WITNESSETH THAT :- In pursuance of the said agreement and in consideration of the said sum of Rs. 2,00,000/- (Rupees Two Lakhs) only to the Vendors paid by the Purchasers at or immediately before the execution of these presents, the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchasers and also the said property the Vendors as absolute Owners do by these presents indefeasible grant, sell, convey, transfer, assign and assure unto the purchasers free from all encumbrances and other defects in title **ALL THAT** piece or parcel of demarcated 5(Five) Cottahs of Sali Land be the same a little more or less and morefully described in the Schedule hereunder written hereinafter referred to as the **"SAID PROPERTIES" OR HOWSOEVER OTHERWISE** the said property now or heretofore were or was situate, butted, bounded, called, known, numbered described or distinguished **TOGETHER WITH** all trees, hedges, ponds, fences, ways, water courses and benefits and advantages of ancient and other lights liberties easements, privileges, appendages and appurtenances whatsoever to the said property to or with the same or any part usually held, enjoyed used or occupied or reputed to belong or be appurtenant or remainders, rents, issues and profits thereof and of every part thereof together further more all the estate, right, title inheritance, trust, property, claim and whatsoever both at law and in equity of the Vendor into or upon the aid property or every part thereof



Dist. Sub-Registrar-III
South 24 Parganas

19 OCT 2014

AND all deeds, pattahs, monuments, writings and evidences of title which is anywise related to the said property or any part thereof and which now is or hereafter shall or may be in the custody of the Vendor or any persons from whom they may procure the same without any action or suit at law or in equity **TO ENTER INTO HAS HOLD OWN PROCESS** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with her rights, numbers and appurtenances unto and to the use of purchasers forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances claim liens, etc. whatsoever create or suffered by the Vendors well and sufficiently indemnified of and against all encumbrances claim liens etc, whatsoever created or suffered by the Vendor from to these presents **AND** the Vendors do hereby covenant with the Purchasers notwithstanding any act, deed or thing whatsoever by the Vendors or any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary they the Vendor had at all material times heretofore and now have good right full power absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND** **THAT** the Purchasers shall and may at all times hereafter peaceably and



ಶ್ರೀ. ಬಾಲಕೃಷ್ಣಮೂರ್ತಿ-III
ಕಾನೂನು ಸೌಲಭ್ಯ ಮತ್ತು ಪರಿಷ್ಕರಣೆ

9 OCT 2024

quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of her predecessors or ancestors in title **AND THAT** free and clear and freely absolutely equated, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all manner of claims, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said properties or any part thereof from under or in trust for them the Vendors shall from time to time and at all times hereafter at the request cost of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the Purchasers according to the true intent and meaning of these presents as shall or may be reasonably required.

AND FURTHER MORE THAT the Vendors shall at all times hereafter indemnify and keep indemnified for Purchasers against losses, damages, costs, charges and expenses if any suffered by reasons of any defects in title of the Vendors or any breach of the Covenants herein under contained.



Dist. Sub-Registrar - 111
Dist. Sub-Registrar - 24 Parganas

10 OCT 2004

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated 5(Five) Cottahs of Sali Land out of 20 decimals be the same a little more or less together with right, title, interest, possession, issues, profit, advantages, privileges, path, drain, appurtenances and appendages etc. thereon and also all sorts of right of easement of 12 feet wide common passage on the western side annexed thereto lying and situated in Dag No. 376 under C.S. & R.S. Khatian No. 159, in Mouza Laskarat, J.L. No. 11, Pargana -Kolikata, Touzi No. 2998, R.S. No.151, J.L. No. 11, within the limits of the Kolkata Municipal Corporation, Ward No. 107, Additional District Sub Registration office at Sealdaha, P.S. formerly Tollygunge at present Tiljala, District South 24 Pargnas as delineated in the Map of Plan shown with colour **RED** verge annexed herewith as part of this Deed.

Rent is being payable to the collector of the South 24 Pargnas.

BUTTED AND BOUNDED BY :-

- On the North** : Part of Land in Dag No. 376 ;
- On the South**: Panchu Ghosh;
- On the East** : Building of Shue Saha in C.S. Dag No. 378;
- On the West** : 12' feet wide common passage;



Dist. Registrar-III
Kota Bharu, Kelantan

19 OCT 2004

IN WITNESS WHEREOF the **VENDORS** have hereunto set and subscribed their respective hands through their Constituted Attorney on the day, month and year first above written.

SIGNED & DELIVERED

In the Presence of :-

WITNESSES :-

1. *Naipen Halder*
256, Badshahat,
Garden-pattuli B-0-T
Kul-99.

2. *Jagan Barman*
Put Khat mandal Panabadi,
P.S. Mahantala
24 P.S. (South)

1. *Arun Singh*

2. *Mintu Singh*

3. *Ranjit Singh*

4. *Pratim Singh*

5. *कान्ता शर्मा* (Kanta Sharma)
(Signed in Hindi)

Signature of the **VENDORS**

Drafted by me :-

Dr. Mousad Ahamed.

Advocate

Enrol. No. F/877/865/85.

Alipore Judges' Court, Kolkata-700 027.

Computer by me :-

Tuphan Ganguly

TUPHAN GANGULY

Alipore Judges' Court, Kolkata-700 027.



Dr. H. S. Registrar - III
Sub-Registrar 24, Permana

19 OCT 2004

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs 2,00,000/- (Rupees Two Lakhs) only being the full consideration money as per memo below :-

Date	Bank Name	Branch	Cheque/Draft No.	Amounts
1) 19.10.04	S.B.I.	T.E.R.	337538	- Rs. 1,00,000/-
2) 19.10.04	S.B.I.	T.E.R.	653906	- Rs. 1,00,000/-
			Total	- Rs. 2,00,000/-

(Rupees Two Lacs only)

1. Anon Singh
2. Rajendra Singh
3. Rajit Singh

WITNESSES :-

1. ~~Pratap Halder~~
256, Balsanubhata
Patali - Bhubaneswar
Kul - 94

4. Pratima Singh

5. अनंदा देवी

(Kanta She
Signature Hindi)

Signature of the VENDORS

- 2) Biswasjit Roy
2. Q6E/1-P.N LANE
Kul - 39



MR. SD-Registrar-III
Alipore South 24 Parganas

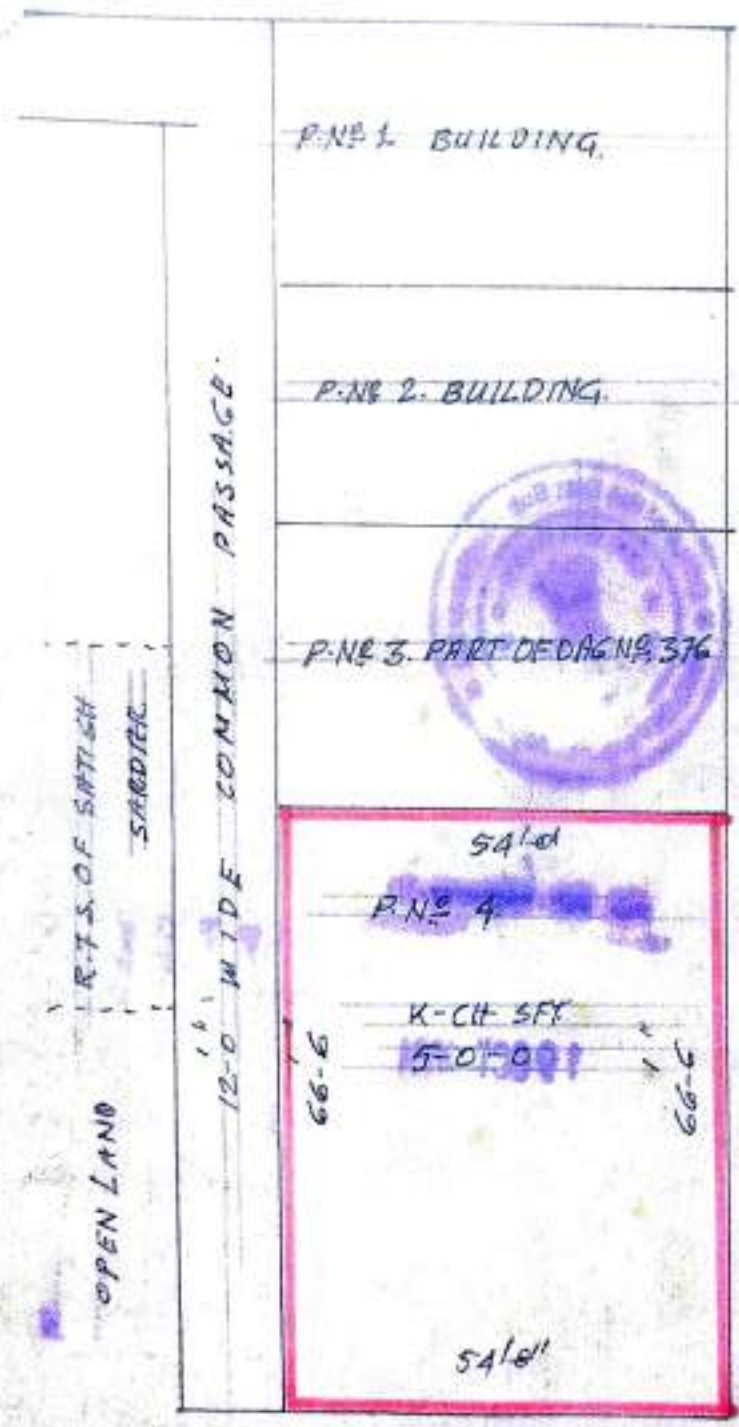
19 OCT 2004



Book No I
Volume No 3
Page No 2796
Date 27/10/04
Page No 954
Page No B

MR. SD-Registrar-III
Alipore South 24 Parganas
13/10/04

SITE PLAN OF
PART OF C.S. DAG NO 376. MOUZA - LASKARAT.
J.L. NO 11. P. 3 TILJALA. K. MCNARON 107. KOL-700039.
SCALE 20:1



- 1) Arun Singh
- 2) Motu Singh
- 3) Rajet Singh
- 4) Pratima Singh
- 5) ~~CHITRA SINGH~~

BUILDING OF SHOE SHOP. C. S. DAG NO. 378



GOVT. REG. NO. 152493

MONJOSH BOSE & SON
CIVIL ENGINEERING FIRM.
 SURVEY, PLAN-MAKER, ESTIMATOR, ETC.
 I.O.B.A. Dr. Girindra Sekhar Basu Road
 Kolkata-700039
 Govt. Road No. LB249

R.T.S. OF PUNCIUE GHOSH

STATE OF ALABAMA
DEPARTMENT OF REVENUE
OFFICE OF THE COMMISSIONER
MONTGOMERY, ALA.



REVENUE DEPARTMENT

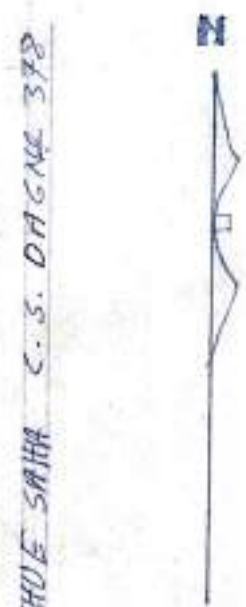
1900 1001

WILLIAM H. BOSE & CO.
CIVIL ENGINEERING FIRM
ONE FIFTH AVENUE, ESTIMATOR, CIV.
ONE FIFTH AVENUE, ESTIMATOR, CIV.
KOLBERT—10013
ONE FIFTH AVENUE, ESTIMATOR, CIV.

Per
Book No.
Volume No.
Date

SITE PLAN OF
PART OF C.S. DAG NO 376. MOUZA - LASKARAT.
J.L. NO 4. P.S. TILJALA. K.M.C. WARD NO 107. KOL-700039
SCALE: 20' = 1"

- 1) Monotosh Singh
- 2) Manoj Singh
- 3) Rajat Singh
- 4) Pratima Singh
- 5) Chitrajit Singh



Monotosh Singh

GOVT. REG. NO. 4529(93)

MONOTOSH BOSE & SON
CIVIL ENGINEERING FIRM.
 SURVEY, PLAN-MAKER, ESTIMATOR, ETC.
 108A, Dr. Girindra Sekhar Basu Road
 Kolkata-700039
 Govt. Regd. No. LB248

R-T-S OF PUNCHUE GHOSH

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2001 1000

2001 1000



Handwritten text in Kannada script, likely a signature or name.

19 OCT 2001

Vertical handwritten text on the right side of the page, possibly a list or notes.

Handwritten text at the bottom left of the page, possibly a footer or additional notes.

PURCHASE NO 1



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - KUNWAR K. GUPTA
SIGNATURE - Kunwar Kumar Gupta



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - BALARAM GUPTA
SIGNATURE - Balram Gupta



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - ARUN SINGH
SIGNATURE - Arun Singh

VEEDOR NO 2



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - MINTU SINGH
SIGN - Mintu Singh



Dist. Sub-Registrar-III
South 24 Parganas

9 OCT 2004

VENDOR ID-3



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME RAJJIT SINGH
SIGNATURE Rajjit Singh
SERIAL NO-4



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME PRATIMA SINGH
SIGNATURE Pratima Singh
SERIAL NO-5



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SMT. KANTA SHARMA
SIGNATURE Kanta Sharma



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Dist. Sub-Register-111
Class No. 24 Perth.

1901 714