



01BB 428622

Stamp duty paid under
the Indian Stamp Act 1899 as amended by
Act III of 1958 and Section 92
of the Customs Improvement
Act 1911 Schedule IA No - 234

Stamp duty paid under
the Indian Stamp Act 1899 as
amended by Act 240 of 2000
Additional stamp No. 2 under the
Customs Improvement Act 1911

Rs. 240.00
Rs. 9600

33610-

A-5269

2 2

52761-



THIS INDENTURE made this 20th day of October

Two Thousand Anno Domini BETWEEN 1) MR. SACHCHIDANANDA BIJALI, son of late Ramani Mohan Bijali, by occupation Retired, 2) SRI AMITAVA BIJALI and 3) SRI ARUNAVA BIJALI, both sons of Sri Sachchidananda Bijali, both by occupation Business, all by faith Hindu, all residing at D-5, Rabindra Pally, P.O. Brahmapur, P.S. Regent Park, Calcutta - 700 096, hereinafter called and referred to as the 'VENDORS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART ;

33610/
20/10/2000

Mr. Doodar:
4,80,000/-

R.P.
480000/-

23+4

A-5269/
B 7A/

52761/-

Shri. Baburao Chandru
Dealmaster
Col-27

Shri. Baburao Chandru

66011

Sachchidananda Rajgopal

6600

Sachchidananda Rajgopal



Col-27

Sachchidananda Rajgopal

Sachchidananda Rajgopal



20 OCT 2000

11.10.2000, 5:00 P.M. on the 20th day of October 2000
Presented for Registration
Adopted Sub-Registered Office
at Alipore, South 24 Parganas
District, West Bengal
By Sachchidananda Rajgopal
Dealmaster
Col-27

RS = 15000 x 2 = 30000

By Profession
By Caste Hindu Muslim
D. Sachchidananda Rajgopal
Col-27

Wife of Sachchidananda Rajgopal
Sachchidananda Rajgopal
Sachchidananda Rajgopal

Sachchidananda Rajgopal

Sachchidananda Rajgopal



Sri. Sachchidananda Rajgopal
2, Dhiver Dhun Street,
Col-12

25/10/2000

19470



01BB 428623

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A N D

1) SRI RAKESH JAISWAL, son of Basdeo Ram Shaw (Jaiswal), by faith Hindu, by occupation Business, 2) SMT. SWETA JAISWAL, wife of Sri Rakesh Jaiswal, by faith Hindu, by occupation Housewife, 3) SMT. PUNAM JAISWAL, wife of Sri Ramesh Jaiswal, by faith Hindu, by occupation Housewife, all residing at 2, Dhiren Dhar Sarani, P.S. Muchipara, Calcutta - 700 012, hereinafter called and referred to as the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART :

WHEREAS One Anath Bandhu Halder, since deceased was seized and possessed of or otherwise well and sufficiently entitled to a plot of Danga land measuring 6 cottahs more or less excluding the area of private passage and road, lying and

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Sri Rakesh Jainwal Dors.

R. Dhiren Dhar Sazami

(c)-12



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Arunava Bijali



Shibubrata Dasgupta



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situate at Mouza Brahmapur, J.L.No.48, Pargana Magura, Touzi No.60, R.S.No.169, comprised in R.S.Dag No.626, appertaining to R.S.Khatian No.193, under P.S formerly Tollygunce, at present Regent Park, at present within the limits of the Calcutta Municipal Corporation, Ward No.111, in the District of 24 Parganas, since 24 Parganas(South), by way of purchase from the then lawful owners 1) Torfan Mondal, son of late Rahaman Mondal, the Revisional Settlement recorded owner and 2) Jiyad Ali Mondal, 3) Sakur Ali Mondal 4) Monajat Ali Modal, 5) Amiran Bibi, 6) Jaynab Bibi, & 7) Saharan Bewa, all the legal heirs and successors of late Erfan Mondal, the Revisional Settlement Recorded owner, purchased by virtue of a registered Bengali Deed, which was registered in the office of Sub-Registered at Alipore and recorded in Book no.I, Volume no.96, pages 135 to 142, Deed No.4233 for the year 1973.

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Sri. Prakesh Jaiswal + ors.

vs. Dy. Director Dhas Sazani

CA-12

For Collection

Taxpayer

25/9/2022





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AND WHEREAS while in lawful possession of the aforesaid property, the said Anath Bandhu Halder died intestate on 8.8.77 leaving behind his surviving only wife Smt. Kanika Halder, four sons namely 1) Prabir Ch. Halder, 2) Pranab Ch. Halder, 3) Pratul Ch. Halder, 4) Pradyut Ch. Halder and two daughters namely 1) Sadhana Halder and 2) Aparna Ghosh, as his legal heirs and successors to inherit the aforesaid property left by him as per the Hindu Succession Act, 1956.

AND WHEREAS while in joint possession, mother, the said Smt. Kanika Halder died on 29.11.91 and the Elder Brother (being Bachelor) Prabir Ch. Halder died on 11.11.96 both leaving behind 1) Pranab Ch. Halder, 2) Pratul Ch. Halder, 3) Pradyut Ch. Halder and 4) Smt. Aparna Ghosh, as their only legal heirs and successor and the elder sister Sadhana Halder, being unmarried died on 25.3.88 also leaving behind the above mentioned legal heirs.

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Sri. Prakash Jaiswal Jans.
2. Dhiren Dhar Sachin
Col-12

North Collection

25/09/2000





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to inherit their respective share of aforesaid property.

AND WHEREAS the said 1) Pranab Ch. Halder, 2) Pratul Ch. Halder, 2) Pradyut Ch. Halder and 4) Smt. Aparna Ghosh jointly sold, transferred and conveyed the aforesaid 6 cottahs of land (excluding the road and private passage) with other lands in Dag No. 526, Khatian no. 193, Mouza Brahmapur, J.L.No. 48, P.S. Regent Park, unto and in favour of the present vendors by a registered deed of sale, dated 19.8.99, which was duly registered in the office of A.D.S.R. Alipore and recorded in Book no. I, Volume no. 99, pages 293 to 310, Being No. 2658 in the year 1999 for the consideration mentioned therein.

AND WHEREAS by way of aforesaid manner, the Vendors herein being the owners of said land measuring 6 cottahs each having 1/3rd share, are in peaceful and uninterrupted possession thereof having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS One Lalima Mukherjee had joint easement right over the private passage on the northern side of her plot with

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Sri. Rakesh Jaiswal tors.
2, Dhiron Dhan Sakhni,
C-1-12

Delivered by

25/09/2020



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Sri. Rakesh Jaiswal tors.
2, Dhiron Dhan Sarani,
Cr-12

25/09/2000

25/09/2000

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the Vendors and by a Declaration, dt. 3.10.2000, vested all her easement rights over the said passage on the basis of the negotiation between local club namely Nahin Sangha, Smt. Lalima Mukherjee and Vendors herein, on 23.8.2000.

AND WHEREAS the Vendors for various reasons declared for absolute sale of the said land measuring 6 cottahs more or less being lot no.2, together with exclusive right to use the private passage adjacent to the said land, excluding the road, situated in Dag no.626, Khatian no.193, under Mouza Brahmapur, J.L.No.48, P.S.Regent Park, in the Dist.24.Parganas, more fully described in the Schedule below free from all encumbrances at a fixed price or consideration of Rs.4,80,000/- (Rupees Four lacs eighty thousand only and the purchasers herein also agreed to purchase each 1/3rd share of the said land at the said consideration,

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 4,80,000/- (Rupees Four lacs Eighty thousand) only well and truly paid by the purchasers to the vendors on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the

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Sri. Rakesh Jaiswal for S.
2, Dhisen Dhar Sarani
Col- 12

25/09/2000

of



20 OCT 2000



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Vendors jointly doth hereby admit and acknowledge as per memo of consideration hereunder written and of and from the payment of the same and every part thereof the vendors doth hereby acquit release and forever discharge the said purchasers as well as the said land hereby sold) the vendors doth hereby grant, transfer, convey, sell, assure and assign unto the said purchasers ALL THAT piece and parcel of danga land measuring 6 cottahs being Lot No.2, (excluding road area) more or less lying and situate at Mouza Brahmapur, J.L.No.48, Pargana Magura, Touzi No.60, R.S.No.169, comprised in R.S.Dag no.626, appertaining to R.S. Khatian no.193, under P.S. formerly Tollygunge, at present Regent Park, at present within the jurisdiction of the Calcutta Municipal Corporation, Ward No.111, being Premises No.591, Rabindra Pally, in the District of South 24 Parganas, together with exclusive right to use the 10'ft. wide private passage adjacent to the said land on the southern side and no other person or person shall have right to use the same, more fully

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Sri. Rakesh Jaiswal to-25.
No. 2, Dhiren Dhas Sarani,
Cut-12

Extraordinary
Treasury
No. 25/09/2000





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described in the Schedule hereunder written and/or HOWSOEVER OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainder and all 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 into or upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and hereditaments and every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendors or any person or persons from whom the said vendors may procure the same

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Sri. Rakesh Jainwal to

2. Dhiren Ober Sammi

Oct-12

State Collector

Treasury

25/09/2000

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$$RS = 15000 \times 2 = 30000$$

$$10000 \times 3 = 30000$$

$$5000 \times 1 = 5000$$

$$1000 \times 1 = 1000$$

$$100 \times 1 = 100$$

33600



without any lawful action or suit TO HAVE AND TO HOLD the said land so to be unto the purchaser absolutely forever free from all encumbrances and the vendors doth hereby covenant with the purchaser that Notwithstanding any act, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Vendors now have good right, full power absolute authority and indefeasible title to grant, transfer, sell, the said land hereby sold, or expressed or intended so to be unto and to the use of the said purchaser in manner aforesaid and delivered vacant possession of the said land simultaneously with the execution of these presents AND the purchasers shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land or every part thereof and pay the rents to the appropriate authority 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 under or in trust for the vendors or any of their predecessors in title and that free and clear and freely and clearly and absolutely acquitted, exonerated discharged saved harmless and keep the purchasers indemnified from or against all charges estate, encumbrances created by the vendors or any of their predecessor in title and that free from all encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming as aforesaid FURTHER the Vendors and all person having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under 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



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purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said purchasers as shall or may be reasonably required.

THE Vendors also declare that the land hereby sold has not been previously leased, mortgaged sold nor in any way transferred and there is no charge, liens, lispendens or any attachment. The said land has not been acquired nor requisitioned by the Govt. or any Public Body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding, pending before any Court of law against the said land. The Vendors sold the said land while having good and marketable title therein and free from all encumbrances.

IF any of the Statements or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the vendors shall be liable for the same. The Vendors also undertake to compensate any loss if sustained by the purchasers.

IF any error or omission is transpired in this deed in future, the vendors shall at the costs and request of the purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/Declaration in favour of the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 6 cottahs being Schme lot No.2, lying and situate at Mouza Brahmapur, J.L.No.48, Pargana Magura, Touzi No.60, R.S.No.169, comprised in R.S.Dag No.626, appertaining to R.S.Khatian No.193,



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Sub-Registry office A.D.S.R. Alipore, under P.S. formerly Tollygunge, presently Regent Park, within the local limits of the Calcutta Municipal Corporation, Ward No.111, in the District of South 24 Parganas, together with exclusive right to use the 10'ft. wide private passage, which is clearly shown and delineated in the map or plan annexed hereto and demarcated by Red border line with right to take electric, tap water, telephone, sewerage etc. connections or lines through 15'ft. wide road and private passage and with all easements rights and appurtenances thereto. The said land is used for agricultural purpose. The proportionate annual rent payable to the Collector, 24 Parganas(s), for the State of West Bengal, being butted and bounded as under :-

On the North ; Part of R.S.Dag No,625/ 1238,

On the South ; 10'ft. wide private passage,

On the East ; Part of R.S.Dag No,631,635,

On the West ; 15'ft. wide Road,

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

SIGNED SEALED AND DELIVERED

In presence of :-

1. Shibabrata Chandra
Alipore Police Court
Cul-27
2. Ananda Kumar
Alipore. Cul-27

Sachchidananda Bijali

Anitama Bijali
Arunava Bijali

.....
Signature of Vendors.



RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 4,80,000.00 (Rupees Four Lacs Eighty Thousand only) being the full and entire consideration money of these presents paid by the purchaser as per memo below :-

Cheque no.	Dt.	Bank	MEMO OF CONSIDERATION		Amounts
			Branch		
1) 720493	5-5-2000	U.B.I.	Subrah Mullik 54j.		Rs. 50,000-00
2) Pay order No. 863157	20-5-2000	U.B.I.	- do -		Rs. 50,000-00
3) Cheque No. 720497	16-10-2000	U.B.I.	- do -		Rs. 50,000-00
4) 724607	16-10-2000	U.B.I.	- do -		Rs. 30,000-00
5) 784185	16-10-2000	Dena Bank	Zharamtala.		Rs. 60,000-00
	Pay Cont	-	-		Rs. 2,40,000-00
					<u>Rs. 4,80,000-00</u>

(Rupees Four lacs eighty thousand only).

WITNESSES:-

1. Skibabrata Chaudhry,
Alipore Police Court,
Cal-27

2. Anand Kumar
Alipore Cal-27

Sachchidananda Bijali

Anitama Bijali
Asunava Bijali

.....
Signature of the Vendors.

Drafted by :

Skibabrata Chaudhry,
Deed Writer,
Alipore. L.No ALPZ 39/59
Cal-27

Typed by :

Ashin Kar
Alipore Police Court,
Calcutta-27.

REGISTERED IN
Book No. 5
Volume N^o 148
Page N^o 145 to 160
Beint N^o 400
For the year 2000



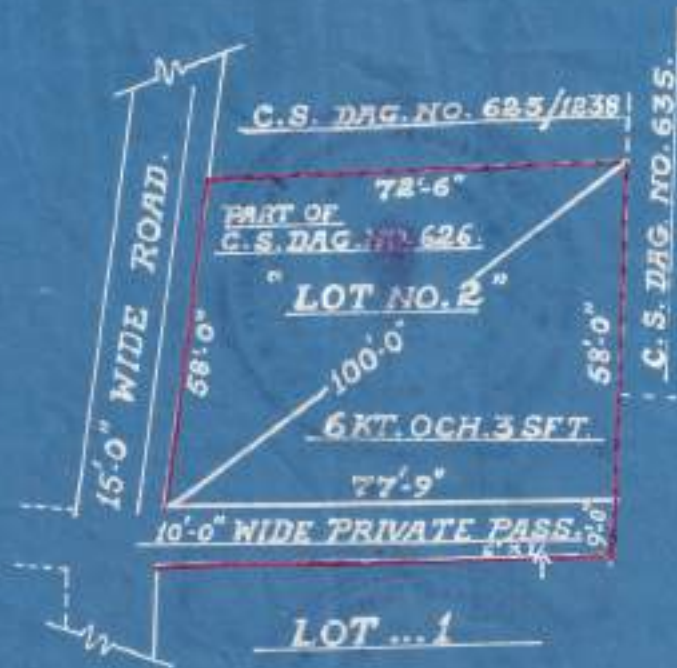
ADDITIONAL DIST. SUB-REGISTRAR,
BINOOR, DIST. BINOOR 24-PARGANAS

25/10/2000

SITE PLAN OF :

**PART OF C.S. DAG NO. 626 & 627.
IN MOUZA : BRAHMAPUR, J.L. NO. 48,
P. S. REGENT PARK, DIST : SOUTH 24 PARGANAS,
UNDER CAL. MUNI. CORPN, WARD NO. 111, CAL : 96.
SHOWN IN RED BORDER.**

SCALE : 33'0" = 1" INCH



Seekhidaanda Rajah

Anita Bijali
Ananda Bijali

SIGNATURE OF VENDOR:

Thiru Loby
Thiru Loby
Thiru Loby

One more

REGISTERED IN

Book No.
Volume No. 148
Page No. 160
Being No. 4001
For the year 2000



[Handwritten signature]

**ADDITIONAL DIST. SUB-REGISTRAR,
ALIPORE, SOUTH 24-PARGANAS**

22/10/00