

Number - 4



10BB 026698

Handwritten notes:
655.000
307/156
~~307/156~~

Admissible under Regn. Rule 21 and also, (a) of the West Bengal L.R. Act 1955, duly stamped (Exempted Com. stamp duty) under the Indian Stamp Act 1899 as amended in 1964
Schedule 'A' No.
Process Fee
Paid in C. F. S.

Handwritten notes:
Ajit - Name is original
Bire + Bal
37
307/156

Sub-Registrar-IV
South 24-Parganas, Alidaha

THIS INDENTURE made this the 30th day of January

One thousand nine hundred and ninety-six B E T W E E N
DR. AJIT KUMAR DAITYARI, son of late Abanti Nath Daityari,
by Religion Hindu, by Occupation Retired, residing at
Village Kumrakhal, Police Station Sonarpur, District
South 24-Parganas, hereinafter called, known and referred
to as the " VENDOR "; (which expression shall unless
excluded by or repugnant to the context be deemed to
include his heirs, successors, executors, administrators,
legal representatives and assigns) of the ONE PART ;

contd...p/2.

Tarakdas

21569
 Kharali
 Kharali
 Kharali
 Kharali
 Kharali

Presented for Registration by
 Name of the Applicant
 Address
 Profession

District
 Sub-Registrar
 Office
 Date

District Sub-Registrar-IV
 South 24-Parganas, Alipore

Ajit Kumar Rai by
 A. K. B. by

131

Ajit Kumar Rai by
 A. K. B. by

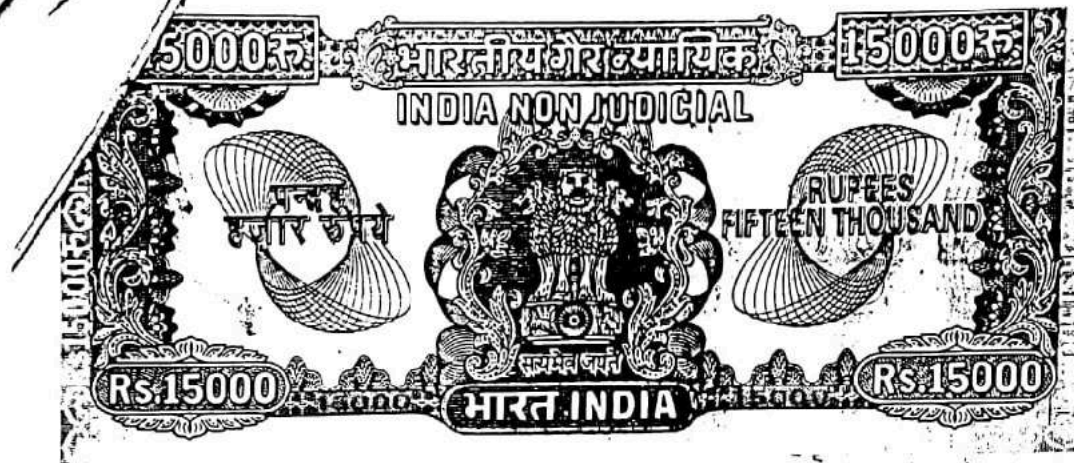
Name
 No. 123
 Dist. South 24 Parganas
 by Civil Engineer
 Profession

MANAS KUMAR DAITYAN
 S/O DR AJIT KUMAR
 1/429 GARIAMAT ROAD ST050
 Cal - 68

Name
 No. 123
 Dist. South 24 Parganas
 by Civil Engineer
 Profession

Occupation: Business

2007
 District Sub-Registrar-IV
 South 24-Parganas, Alipore



00BB 026699

- : (2) : -

Handwritten signature: Rajib Kumar Singh

A N D

MRS. CHAITALI TARAFDER, wife of Arindam Tarafder, by Religion Hindu, by Occupation House-wife, residing at 33, Lenin Sarani, P.S. Taltola, Calcutta- 700013, hereinafter called, known and referred to as the "PURCHASER" ; (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART ;

contd...p/3.



00BB 026700

- : (3) : -

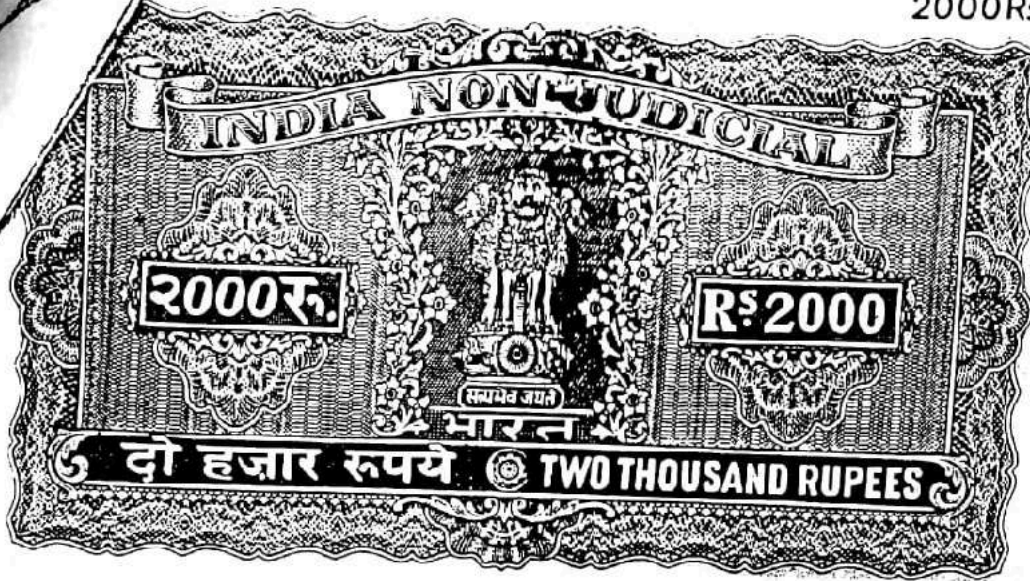
Prithvi Kumar Singh

WHEREAS a piece or parcel of land measuring 49 decimals in Dag No. 1515, under Khatian No. 598, Mouza-Kumrakhali, J.L.No. 48, Pargana Medan Malla, R.S. No. 131, P.S. Sonarpur, District 24-Parganas, belonged to one Efajaddi Sardar and Flajaddi Sardar ;

AND WHEREAS they by a Patta dated 28.3.1925 registered in the Office of Sadar Sub-Registry Office of 24-Parganas and recorded in Book No. 1, Volume No. 15, Pages 207 to 208, Being Deed No. 1265, for the year 1925 settled the above lands in favour of one Sabu Mondal ;

contd....p/4.

2000Rs.



- : (4) : -

Apik Kumar Singh

AND WHEREAS said Sabu Mondal by a Deed of Conveyance dated 29.3.1926 registered in the Sadar Sub-Registry Office at Alipore, District 24-Parganas and recorded in Book No. I, Volume No. 48, Pages 5 to 7, Being Deed No. 1481, for the year 1926, sold and transferred the aforesaid land unto one Monir Mondal alias Moniruddin Mondal;

AND WHEREAS though the deed was made in the name of Moniruddin Mondal it was purchased with the money of Moniruddin Mondal and his brother Sayed Ali Mondal ;

contd....p/5.

contd...p/8.

2000Rs



- : (5) :-

Handwritten signature

AND WHEREAS Sayed Ali Mondal died Bachelor and intestate and his property devolved on his only living brother Moniruddin Mondal ;

AND WHEREAS Moniruddin Mondal died intestate leaving his widow Elaman Bibi² two sons Md. Abdull Wayed Mondal and Md. Abdul Kader Mondal and one daughter Kariman Bibi.

AND WHEREAS the said heirs of Moniruddin Mondal by a Deed of Conveyance dated 21.8.1959 sold and conveyed

contd...p/6.

contd...p/8.

500Rs



- : (6) : -

Ajit Kumar Singh

the land measuring 49 decimals unto Smt. Bakul Devi (Chatterjee) and the said Deed was registered in the S.R.O. at Baruipur and recorded in Book No. I, Volume No. 74, Pages 67 to 71, Being Deed No. 7798, for the year 1959.

AND WHEREAS thereafter said Smt. Bakul Devi (Chatterjee) by a Deed of Conveyance registered at the Office of S.R.O. Baruipur on 21.8.1959 and recorded in Book No. I, Volume No. 95, Pages 57 to 59, Being Deed No. 7933, for the year 1959 purchased a piece of land measuring 14 chittaks 12 sq.ft. (50'x12') in Dag No.1516, under Khatian No. 92, in Mouza Kumrakhali from one Nader Chand Paul.

contd...p/7.

contd...p/8.

- : (7) : -

Ajit Kumar Daitya

AND WHEREAS by another Deed of Conveyance registered in the Office of S.R.O. at Baruipur Smt. Bakul Devi purchased a piece of land measuring 2 40 sq.ft. together with pucca wall erected thereon in Dag No. 1517, from one Suresh Chandra Chattopadhyay and the said Deed was registered in the office of the S.R.O. at Baruipur, recorded in Book No. 1, Volume No-85, Pages 296 to 298, Being No. 6320, for the year 1967.

AND WHEREAS she used the said lands measuring 15 chittaks 7 sq.ft. in Dag No. 1516 and 1517 as a passage for egress and ingress to her purchased land in Dag No. 1515.

AND WHEREAS by a Deed of Conveyance being the said Bakul Devi sold 2 cottahs of land in Dag No. 1515 unto Nader Chand Paul.

AND WHEREAS by a registered Arpannama dated 1.9.1959 the said Smt. Bakul Devi dedicated her said lands in Dag No. 1515 unto her family deity Shri Shri Om Biswanath Maheswar Thakur Jieu and appointed herself as Shebait of the Deity.

AND WHEREAS it was provided in the said Arpannama that the Shebait would be entitled to give on lease or mortgage or sell the Debottar property ~~to~~ for the benefit of the deity.

contd...p/8.

- : (8) : -

AND WHEREAS by a Deed of Conveyance dated 15.11.1967 said Smt. Bakul Devi as Shebait sold and transferred land measuring 1 Bigha 6 cottahs together with the all easements rights in the common passage unto Shri Raj Kumar Chatterjee and the said Deed of Sale was registered in the Office of S.R.O. at Baruipur, and recorded in Book No. I, Volume No. 145, Pages 117 to 122, Being Deed No. 11243, for the year 1967.

AND WHEREAS said Raj Kumar Chatterjee by a Deed of Gift dated 19.12.1969 and registered in the Office of D.S.R. at Alipore and recorded in Book No. I, Volume No. 16, Pages 53 to 55, Being Deed No. 8, for the year 1970 made a Gift of said land measuring 1 Bigha 6 Cottahs in said Dag No. 1515, together with an incomplete two storied building erected thereon together with all rights of easements in the said common passages unto Smt. Bakul Devi (Chatterjee).

AND WHEREAS by a Deed of Sale dated 30.3.1976 said Smt. Bakul Devi (Chatterjee) as Shebait sold and conveyed the ownership right in the land used as common passage in Dag Nos. 1515, 1516 and 1517, measuring 2 cottahs 4 chittaks 28 sq.ft. unto Smt. Monorama Devi with her husband Shri Raj Kumar Chatterjee joining in the said Deed as Confirming Party and the said Deed of Sale was registered in the Office of D.S.R. at Alipore and recorded in Book I, Volume No. 65, Pages 111 to 119, being No. 1646, for the year 1976.

contd....p/9.

- : (9) : -

AND WHEREAS while said Smt. Bakul Devi was seized and possessed of land and building in Dag No. 1515 as absolute owner thereof she by a Deed of Sale dated 15.3.1976 registered in the office of D.S.R. at Alipore, and recorded in Book No. I, Volume No. 96, Pages 6 to 15, being No. 2933, for the year 1976, sold and transferred a demarcated piece of land measuring 2 cottahs 7 chittaks sq.ft. together with pucca boundary walls on the West together with front portion of a pucca building erected on a part of it together with all rights of easements and all other rights in the common passages in the land measuring 1 cottahs 5 chittaks 21 square feet in Dag No. 1515, and land measuring 15 chittaks 7 square feet in Dag No. 1515 and 1517 unto the vendor herein for consideration therein mentioned.

AND WHEREAS the present vendor mutated his name as owner of his purchased property in the local J.L.R.O. Office and has been paying rents regularly to the Government of State of West Bengal.

AND WHEREAS by an agreement dated 30.8.1995 the vendor has agreed to sell and the purchaser has agreed to purchase all that the said land measuring ..2..cottahs ..7.... chittaks ..0....sq.ft. in Dag No. 1515 under Khatian No. 598, at Mouza Kumrakhali, together with half portion of the two storied pucca building erected on a

contd...p/10.

- : (10) : -

part of it together with right of all easements in the common passage in Dag Nos. 1515, 1516 and 1517 at or for the price of Rs. 4,94,247.15.. (Rupees. Four lakhs.. forty seven and paise fifteen ninety four thousand two hundred/...) only free from all encumbrances and the purchaser has paid an earnest money of Rs. 30,000/- (Rupees thirty thousand) only which was duly received by the vendor.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement dated 30.8.1995 and in consideration of the sum of Rs. 4,94,247.15 (Rupees. Four lakhs ninety four forty seven & paise fifteen thousand two hundred/.) only paid by the Purchaser to the vendor simultaneously on or before the execution of these presents (the receipt of which sum the vendor hereby admits and acknowledges and of and from the same forever release and discharge purchaser and the said property) the vendor as absolute owner doth hereby grant, convey, sell, transfer, assign and assure unto the purchaser free from encumbrances ALL THAT land measuring 2 cottahs 7 chittaks 0 sq.ft. in Dag No. 1515 in Mouza- Kumrakhali, together with the boundary wall on the west and together with front portion of the two storied masonry building erected on a part of it including asbestos shed on the northern wall together with right of all easements in common passage in Dag Nos. 1515, 1516 and 1517 fully described in the Schedule hereunder written hereinafter referred to as the said property OR HOWSOEVER OTHERWISE the said property now or heretofore

contd...p/11.

- : (11) : -

Handwritten signature

were or was situate, butted , bounded, called known
numbered described or distinguished together with all
structures erection fixtures walls compounds yards, areas
ways, passages, drains sewers, water courses AND benefits
and advantages of ancient and other lights and liberties,
easements privileges and appendages and appurtenances
whatsoever to the said property or any part thereof
belonging or in anywise appertaining to or with the same
or any part thereof usually held enjoyed used or occupied
or reputed to belong or be appertenant thereto AND the
reversion and reversions remainder or remainders, rents
issues and profits thereof and of every part thereof
together further more all the estate, right, title,
inheritance use trust property claim and demand whatso-
ever both at law and in equity of the vendor into or
upon the said property or every part thereof AND all
deeds, pattahs, muniments writings and evidences of
title which in anywise relate to the said property or
any part thereof and which now are or hereafter shall
or may be in the custody of the vendor or any person
from he may procure the same without any action or suit
at law or in equity TO ENTER INTO AND HAVE HOLD OWN
POSSESS AND the said property and every part thereof
hereby granted sold, conveyed and transferred or expressed
and intended so to be with their rights, members and
appurtenances unto and to the use of the purchaser forever
freed and discharged from or otherwise by the vendor well

contd...p/12.

Agri. Kan. Indigo

- : (12) : -

and sufficiently indemnified of and against all encumbrances, claims liens etc. whatsoever created or suffered by vendor from to these presents AND the vendor do hereby covenant with the purchaser THAT NOTWITHSTANDING any act, deed or thing whatsoever by the vendor or any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary he the vendor had at all material times heretofore and now has 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 purchaser shall and may at all times hereafter peaceably and quietly enter into hold posses and enjoy the said property and every part thereof and receive the rents issues and profit thereof without any lawful eviction hinder and interruption disturbances, claim or ~~tax~~ demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of his predecessors in ancestors in title AND THAT free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the vendor well and sufficiently saved indemnified of from and against all and all manner of claims, charges,

contd....p/13.

Agar Kumar Singh

- : (13) : -

liens debts, attachments and encumbrances whatsoever made or suffered by the vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the vendor shall from time to time and at all times hereafter at the request and costs of the purchaser 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 use of the purchaser according to the true intenant and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the vendor shall at all times hereafter indemnify and keep indemnified the purchaser against loss, damages, costs, charges and expenses if any suffered by reason of any defect in title of the vendor or any breach of the covenant hereinunder contained.

: THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

For 2014
ALL THAT piece of parcel of land measuring more or less 2 cottahs 7 chittaks 0 sq.ft. together with half portion of a two storied masonry building erected on a part of it measuring 1800 sq.ft. together with boundary walls on the west *measuring 270 Sft approx.* and part of asbestos shed on the northern wall lying and situate in Dag No.1515 under Khatian Nos.

contd - 2 -

- : (14) : -

Ajit Kumar Dasgupta

1515, 1516 and 1517, in ~~Mouza~~ Mouza Kumrakhali, J.L.No.48, Pargana Medan Molla, Touzi No. 255, R.S. No.131, P.S. Sonarpur, District South 24-Parganas within the limits of Rajpur Sonarpur Municipality. The total rent payable for Khatian No. 598, is Rs. 6/- per annum. Proportionate annual rent for the property is 1.00 payable to the Government of West Bengal. The property conveyed by this Deed is delineated within the Red border lines in the Plan annexed hereto. And butted and bounded in the following manner :-

- On the North : By Part of Dag No. 1515. ✓
- On the South : By Part of Dag No. 1515. ✓
- On the East : By Part of Dag No. 1515. ✓
- On the West : By Part of Dag No. 1517. ✓

IN WITNESS WHEREOF the vendor has hereunto set and subscribed his hand on the day, month and year first above written.

SIGNED AND DELIVERED

by the vendor at Calcutta

in the presence of :-

1. *Aritudam Tarafdar*
Roopkothi Kamalgazi
Narendrapur 24/4/51
P. S. Sonarpur

2. *Radhekrishnadag*
Roopkothi, Kamalgazi
Narendrapur, 24/4/51
P. S. Sonarpur

Ajit Kumar Dasgupta

(Signature of the Vendor)

contd....p/15.

- : (15) : -

Apk Name De...

RECEIVED of and from the within named purchaser the mentioned sum of Rs 4,94,247.15 (Rupees Four.lakhs.ninety seven & paise fifteen four.thousand.two.hundred.forty/..) only being the full consideration money as per memo below :-

MEMO OF CONSIDERATION

By Cheque No.094009 drawn on Allahabad Bank Shyambazar Branch,dated 17.8.95..... Rs. 6,250/-

By Cheque No. 439926 dt. 20.9.95 S.B.I. of Chandni Chawk Branch..... Rs. 30,000/-

By Cheque No.282921 drawn on Allahabad Bank, Dharmatala Street Branch, on 7.10.95..Rs.252,498/-

By Cheque No.674080. dt. 12.10.95 drawn on Allahabad Bank Branch,Dharmatala St.Branch Rs.205,499.15
WITNESSES :-

1. *Arindam Taraphder*
Rooptokhi, Kamalgazi
Narendrapur. 24 P.S(S)
I.S. Sonapur

Rs. 4,94,247.15

Apk Name De...
(Signature of the Vendor)

2. *ZI RA*
Rachhe Krishna Das
Rooptokhi Kamalgazi
Narendrapur. 24 P.S(S)
I.S. Sonapur

Prepared by me,
Saraj Chandra Nath
Advocate, 1119/64
Alipore Police Court,
Calcutta- 27.

Typed by me,
Suresh Samanta
(Suresh Samanta),
Alipore Police Court,
Calcutta- 27.



Handwritten signature
3071

District Sub-Registrar-II
South 24 Parganas, Alipore



Handwritten signature
District Sub-Registrar-II
South 24 Parganas, Alipore

12-3-96

BOOK NO. 1
VOLUME NO. 5
PAGES 7 TO 22
SERIAL NO. 140
FOR THE YEAR 1996

Handwritten signature