

7/11

P- 6664

5000Rs.



Handwritten marks and scribbles in the top left corner.

Verikin with R.O.R not done 15/10/95

Marker value assessed @ 25000/- stamp deficit @ 1500/- sum of 26000/-

Administrative Under Rule 21 & also w/o. 5 (1) of W. B. L. R. Act.-1951, duly stamped under the Indian Stamp Act.-1899 Subsequently amended Schedule 1 A, No. 23
 Fee Paid 1.50

*A - 8141-
 H - 287-
 (M/G) - 412-
 8461-*

Stamp of Registrar of North 24 Parganas, Barasat dated 26.10.95

Registrar n/s 7 (B)
 North 24 Parganas, Barasat.

26.10.95

DEED OF SALE

Valued at Rs. 60,000.00

THIS INDENTURE OF ABSOLUTE sale made on this the 28th day of September one thousand nine hundred and ninety five BETWEEN (1) SHRI ANANTA SARDAR (2) SHRI HARU SARDAR sons of late Badan Sardar, both residing at Thakdari, P.S. Rajarhat, in the District of North 24 Parganas, presently residing at No. 110, S.K. Dev Road (Sardar Para), P.S. Lake Town, Calcutta- 700 048, hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the

Handwritten calculations on the left side:
 60,000
 15,000
 75,000

*A 814
 28 28
 03 41*

Deficit stamp duty of Rs. 1500/- has been 26.10.95 as per Bunker's context. 896.781 of 15-10-95

Registrar n/s 7 (B)
 North 24 Parganas, Barasat

Handwritten notes and signatures on the bottom right:
 26.10.95
 Friends

13152
Zainus Sanam Rahman
26 D, Park Lane
Cal-16



Stamp Collector
11/9/75

Executed for Registration at 11/07
A.M.P.M. on the 18th day of
Oct 1975 of the Sadar Registration
Office situated by Amanta
Sardar son of the deceased
deceased.

L.T. 9 of Amanta Sardar
by the pen of Amjad Dewan
Registrar s/o 7 (B)
North 24 Parganas, Barasat
18/10/75

9327 L.T. 9 of Amanta Sardar
by the pen of Amjad Dewan

8226 L.T. 9 of Haru Sardar
by the pen of Amjad Dewan

Amjad Dewan
s/o of Marbut Dewan
of Kanchipuram
P.S. Bhongore Business

Amanta Sardar
Haru Sardar
5000
1000
6000
No. 10 S.K. Deb Road
of Kanche Town
Dist. 18
By Caste Hindoo
By Profession ...

Amjad Dewan
No. 10 S.K. Deb Road
of Kanchipuram
P.S. Bhongore
Dist. North 24 Parganas
By Caste Hindoo
By Profession ...

Amjad Dewan
Registrar s/o 7 (B)
North 24 Parganas, Barasat
18/10/75



- 2 -

context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART ;

- A N D -

MRS. ZAINUS SANAM RAHMAN, wife of Md. Naved Rahman, by faith Muslim, by occupation- Business, residing at 26/D, Park Lane, Calcutta- 700 016, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives, nominees and assigns) of the OTHER PART ;

WHEREAS...

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Zaimus Saauw Rahman,
26 D. Park Lane,
Cal. 16.

22/9/55

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1	1000
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	6000



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North 24 Parangas, Boracay

W H E R E A S One Badan Sardar and Madan Sardar were jointly well seized and possessed of and/or otherwise well and sufficiently entitled to the property measuring a total Area .89 decimal comprised in L. R. Khatian (Kri.) Nos. 1032 and 18 and at a yearly rent of Rs. 2.50 paise at Mouza - Thakdari, P. S. Rajarhat, in the District North 24-Parganas ;

AND WHEREAS during the enjoyment the said Madan Sardar gifted away his proportionate share to his wife namely Rup Dassi by a registered deed of Gift dated 28th day of June, 1948, registered at Cossipore Dum Dum Sub - Registry Office Vide Book No. I, Deed Being No. 2329, for the year 1948 ;

AND WHEREAS during the possession and enjoyment the said Smt. Rup Dassi sold, transferred and conveyed the same to her nephews namely 1. Shri Ananta Sardar and 2 . Shri Haru Sardar, the vendors herein by a registered deed of Sale dated 10.11.1952, vide Book No. I, Volume No. 76, Pages No. 175 to 178, Being No. 5858, for the year 1952, registered at Cossipore Dum Dum Sub - Registry Office ;

AND WHEREAS at the time of enjoying the Property, the said Badan Sardar died intestate leaving behind his three sons namely Kanta Sardar, Ananta Sardar and Haru Sardar and the said three sons became the absolute owners of the property left by the deceased, Badan Sardar ;

AND WHEREAS at the time of enjoying the Property



29
No. 7 (2)
North 24 Parganas, Barasat

18/10

78

the said Kanta Sardar died intestate and after his demise his two daughters, namely (1) Smt. Aloka Halder and (2) Smt. Tulshi Bala Dassi, jointly became the owners of 1/3rd share of the property which was inherited by said Kanta Sardar ;

AND WHEREAS the said Smt. Aloka Halder and Smt. Tulshi Bala Dassi jointly sold, transferred and conveyed to Shri Ananta Sardar and Shri Haru Sardar, the Vendors herein ALL THAT their obtained property by a Registered Deed of Sale dated 27.05.1968, vide Book No. I, Volume No. 58, Pages 242 to 245, Being No. 4712, for the year 1968, registered at Cossipore Dum Dum Sub-Registry Office ;

AND WHEREAS the said Ananta Sardar and Haru Sardar were well seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area .89 acres comprised in C. S. Dag No. 1275 R. S. Dag No. 1391 and under C. S. Khatian No. 202/3, at Mouza - Thakdari, P. S. Rajarhat, in the District of North 24-Parganas, by virtue of purchase inheritance and recorded of rights in their names free from all sorts of encumbrances whatsoever and after thus Shri Ananta Sardar, the Vendor No. 1, herein duly recorded his name in respect of .44 decimal of land under K. B. Khatian No. 18, and Sri Haru Sardar the Vendor No. 2 herein duly recorded his name in respect of .45 decimal of land under K. B. Khatian No. Kri. 1032 ;

AND WHEREAS 1. Shri Ananta Sardar and 2. Shri Haru Sardar are the vendors herein as well seized and possessed

of ...



Registrar u/s 7 (2)
North 24 Parganas, Barasat

18/10/13

of the aforesaid land by virtue of above mentioned purchase and enjoyed the same with good right and absolute power of ownership and have right to grant transfer and convey the same to anybody in any way ;

AND WHEREAS the Vendors have agreed to sell and the purchaser has agreed to purchase the land morefully and particularly described in the schedule hereunder written and delineated on the annexed map or plan and bordered by 'R E D' lines at or for the consideration of Rs. 60,000/- (Rupees Sixty thousand) only ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of Rs. 60,000/- (Rupees Sixty thousand) only paid by the purchaser to the vendors as per memo below at or immediately before the execution of these presents (the receipt whereof the vendors doth hereby as well as by the receipt hereunder written, admit and acknowledge including the amount paid by the Purchaser to the vendors and of and from same and every part thereof hereby acquit, release and forever discharges the said Purchaser as well as the land measuring 12 (Twelve) Cottahs more or less more particularly described in the schedule hereunder written the vendors doth hereby sell, grant, convey, transfer assign unto the purchaser free from all encumbrances attachments, charges, liens, lispdependences ALL THAT piece or parcel of Rayati Dakhali Swattiya and the right of common passage and all rights easements and appurtenances as particularly described and mentioned in the schedule

hereunder ...



Register n/o 7 (B)
North 24 Parganas, Baranout.

18/10

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hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever free from all encumbrances whatsoever ;

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER :

1. T H A T notwithstanding any act deed matter or thing whatsoever done by the vendors or their predecessor-in-title or any of their or executed or knowingly suffered to the contrary the vendors have absolute right to sell aforesaid vacant land in the said manner ;

- A N D -

2. T H A T notwithstanding any such act, deed or thing whatsoever aforesaid the vendors now have good right, full lawful absolute authority indefeasible title to grant , convey, transfer and assign his land hereby granted, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of these presents ;

- A N D -

3. T H A T the Purchaser shall and may from time to time and at all times hereafter peaceably and quitely held occupy possess and enjoy the said land hereby granted

transferred ...



Magister u/s 9 (2)
North 24 Parganas, Baranot

18/10/58

transferred and assigned and take rents and profits thereof for their absolute use and benefit without any lawful hindrance interruption disturbances, suit, eviction or claim or demand whatsoever from or by the vendors or any person or persons whatsoever ;

- A N D -

4. T H A T free and clear and absolute acquitted exonerated and released or otherwise by and at the costs and expenses of the vendors and was sufficiently saved kept harmless and other estate right, title, claim mortgages, charges, liens, lispens attachments and encumbrances whatsoever ;

- A N D -

5. FURTHER MORE THAT the vendors and all person having and lawfully claiming any estate right, title or interest unto or upon the said land and every part thereof from under or intrust for the vendors and/or their predecessor-in-title or any of their shall and will from time to time and at all times hereafter at the requests and costs of the purchaser and execute or cause to be done or executed all such acts assurances and things whatsoever for better and perfectly assuring the said land hereby granted, conveyed

transferred ...



3
Magistrate w/o 7 (B)
North 24 Parganas, Baranagar

18/10/18

transferred and assigned and every part thereof unto the use of the said purchaser in the manner aforesaid as may be reasonable required ;

- A N D -

6. T H A T the said land and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of income tax, wealth tax, or Gift tax authorities or department or under the provisions of the public demand recovery act or otherwise and that no certificate has been filled in the office of the certificate officer under the provisions of the execution of any certificate at public demand recovery act and no steps has been taken in execution of any certificate at the instance of income tax and/or wealth tax and/or estate duty authorities ;

- A N D -

7. I N C A S E the Purchaser was deprived of the Possession of the land or there is any defect in title the vendors shall refund the amount of consideration in full along with all other costs of incidental charges or the vendors shall compensate the purchaser in any way admissible under the law ;

AND ...



Registrar u/s 7 (B)
North 24 Parganas, Baranang.

18/70

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- A N D -

8. T H A T no notice issued under the Public demand recovery act, has been served on the vendor nor any such notices has been published ;

- A N D -

9. T H A T the Vendors has or have not yet received any notice of requisition or acquisition of the Property described in the schedule below ;

- A N D -

10. T H A T the Purchaser and all person or persons claiming through under their shall have undisputed and all manner or through over or under the common passage ;

IT IS hereby declared that the land described in the schedule below is the self acquired property of the vendors and they are not the venamders of any one ;

A N D the Vendors with execution of this deed of sale deliver the peaceful Khas possession of the said land unto the Purchaser ;

THE ...



Registrar n/s 7 (B)
North 24 Parganas, Baranag.

18/11/0

78

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece and parcel of SALI LAND measuring an area of 12 (Twelve) Cottahs out of .89 decimals be the same or a little more or less comprised in R. S. Dag No. 1391, C.S. Dag No. 1275, under C.S. Khatian No. 202/3, and L.R. Khatian No. 18 & 1032, lying and situated at Mouza - Thakdari, J.L. No. 19, R. S. No. 216, Touzi No. 10, Addl. District Sub - Registration Office Bidhannagar (Salt Lake City), within the Police Station Rajarhat in the District of North 24 - Parganas ;

The said land is marked as scheme Plot No. 'E'

The Salable land at present using for the purpose of Agriculture.

The annual proportionate rent of Rs. .48 - paise is payable to the Collectorate of North 24-Parganas, on behalf of Govt. of West Bengal ;

THE SOLD PROPERTY IS BUTTED AND BOUNDED AS FOLLOWS :

ON THE NORTH BY :: Land of others land ;

ON THE SOUTH BY :: C.S. Dag No. 1275, Plot No. 'D' ;

ON THE EAST BY :: Panchayet Road ;

ON THE WEST BY :: Land of C.S. Dag No. 1276 and Plot No. 'C' of C.S. Dag No. 1275;

IN ...



7
Registrar No 7 (B)
North 24 Parganas, Baranag.

18/10

15

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

SIGNED, AND DELIVERED by the Vendors at Calcutta in the Presence of :

Witnesses:-

1. *STANLEY STYLA* L.T.G. of Amantha Sardar
110 St. Deb Rd Cal-48 by the pen of Dingsad Dewan

2. *Dingsad Dewan* L.T.G. of Harin Sardar
of Kanakpukur by the pen of Dingsad Dewan

SIGNATURE OF THE VENDORS.



[Signature]
Magistrate No. 7 (B)
North 24 Parganas, Barasat.
18/10

Book No.
Volume No.
Page 10
Being No.
For the Year 19

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 60,000/- (Rupees Sixty thousand) only in full payment of consideration money as per memorandum below.

M E M O

By Cash $500 \times 120 = 60,000/-$

(RUPEES SIXTY THOUSAND) ONLY.

WITNESSES :

1. STGAT STLY?
of-1105:K. Deb RD
Cal-48

L.T. g. of Amanjit Surdar
by the pen of Arngad Dewa

2. Arngad Dewa
of Kanekpuker

L.T. g. of Harsh Sardar
by the pen of Arngad Dewa

SIGNATURE OF THE VENDORS

Prepared by :-

Aravinda Basak.

Aravinda Basak
ADVOCATE, HIGH COURT
CALCUTTA

Typed by :

(Khetra Nath Garai)
Bikash Bhavan Campus,
A.D.S.R.O. Office
Salt Lake City,
Calcutta-91.



[Signature]
Registrar n/s 7 (B)
North 24 Parganas, Barasat.
18/10

F. S. Rahman

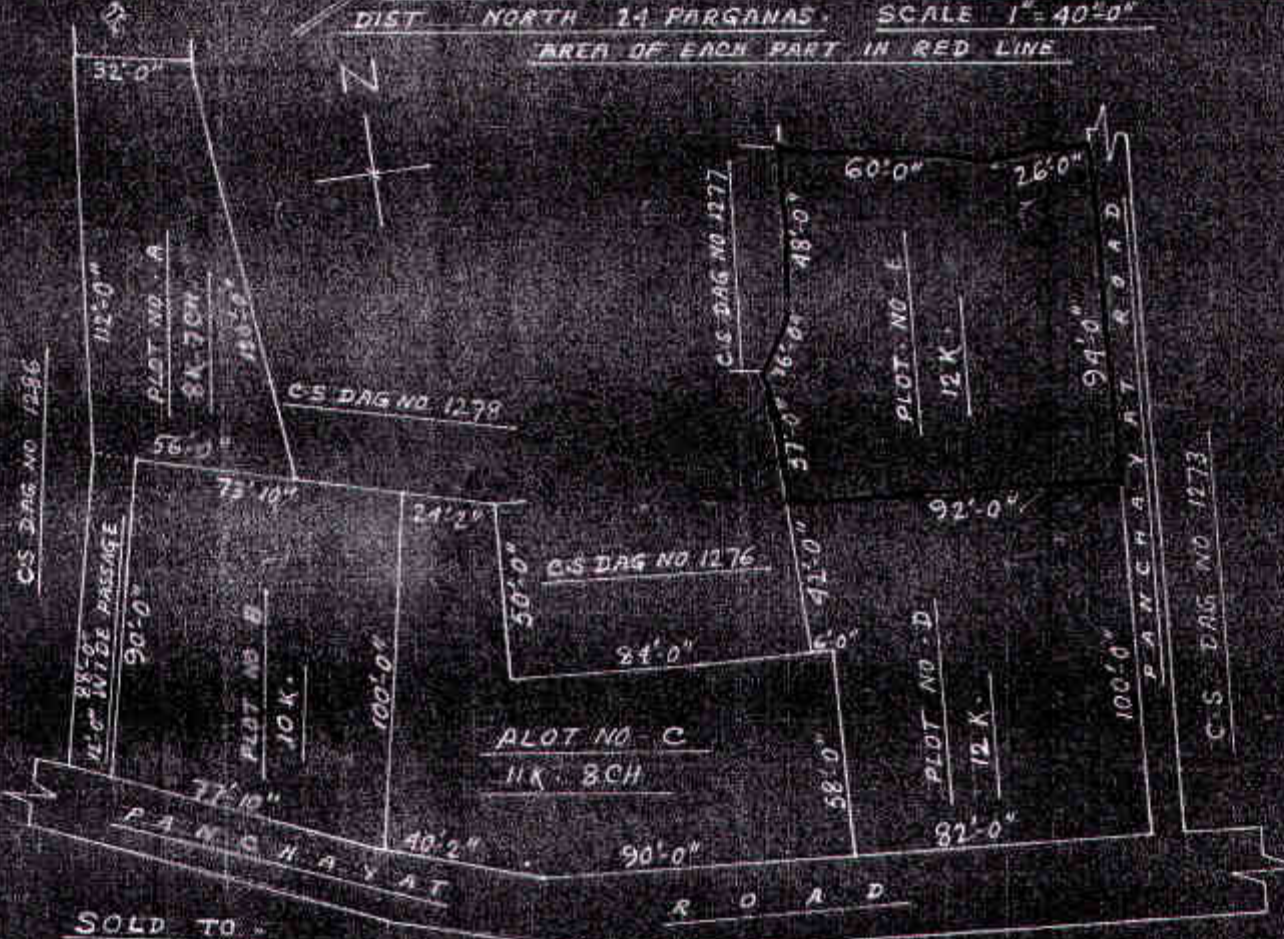


[Signature]
Add: Registrar's Office (B)
North 24 Parganas, Barasat
Barasat, North 24 Parganas
6-11-95

Red
Book No. 127
Volume No. 127
Page 291 to 294
Being No. 66164
for the Year 1995

5

SITE PLAN OF
 PART OF R.S DAG NO 1591 C.S DAG NO 1275 R.S KH. NO.
 AT MOUZA THAKDARI J.L NO 19 RESA NO P.S RAJARNAT
 DIST. NORTH 24 PARGANAS. SCALE 1" = 40'-0"
 AREA OF EACH PART IN RED LINE



SOLD TO -

SOLD BY -

PLDT. NO	NAME OF VENDEE	AREA
A	ABUL BAKAT MISARUL WAHAB	8K.7CH
B	MRS. JAHANARA KAYAL	10K
C	MRS. NASREEN WAHAB	11K.8CH
D	MIS. SHIREEN WAHAB	12K
E	MRS. ZAIMUS SANAM RAHMAN	12K.

DRAWN BY
 KHALIL LASKAR
 ALI GORI



[Signature]
Registrar 5/6 7 (B)
North 24 Parganas, Baranod
18/9/81

Book No. I
Volume No. 121
Page 294 to 10
Being No. 6864
for the Year 19 98

perfected on



[Signature]
Registrar
Sub-Registrar,
Sadar Record Office
Baranod, North 24 Parganas

6-11-98-

010"

DATED THIS THE DAY OF 1995

DEED OF SALE

BETWEEN

SHRI ANANTA SARDAR AND ANOTHERS

.... VENDORS



A N D

Registrar n/o 7 (2)
North 24 Parganas, Barasat

18/10

MRS. SAINUS SANAM RAHMAN ...

PURCHASER

Regd. Office of the District Registrar,
Sadar Records Office,
Barasat, North 24-Parganas



PREPARED BY

Book No.
Volume No.
Page 10
Being No.
Per the Year 19...