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Admissible under Regn. Rule-X
also u/s 51 of the WBLR Act 1886
duy St med/Exempt from Stamp
... es not require Stamp duty
under Indian Stamp Act 1989 See
I.A. 2314... Fees Paid Rs. A - 5078-00
P. Fee Rs.....in C.F.S. E - 7-00
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A. D. S. R.
CHANDERNAGORE
MOOGLY

28 JUL 1999

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 28th day of July
in the year of Christ One thousand Nine hundred ninety
Nine B E T W E E N (1) SRI TINKARI MUKHOPADHYAY, (2) SRI
AJOY KUMAR MUKHOPADHYAY, both are Sons of Late Sarat
Chandra Mukhopadhyay, both are by faith Hindu, by occupation
Retired/Service, residing at Vill - Bighati Daspara, P.O.
Bighati, P.S. Bhadreswar, Dist. Hooghly ; hereinafter
Jointly referred to as the "V E N D O R S" (which
expression shall unless excluded by or repugnant subject
to the context be deemed to mean and include each of their
respective heirs, executors, administrators, legal
representatives and/or assigns) of the FIRST PART.

No. 566
 DATE 26-07-1999
 NAME OF PURCHASER *Bel Chand Prasad*
 ADDRESS *250, Canna Street*
 P.S. *Calcutta*
 DIST. *2000/2*



STAMP CLERK
 SERAMPUR TREASURY

Presented for registration
 at 1-0 p.m. on the
 28th day of July 1999
 at Chandannagar A.D.S.R.
 office by *Ajoy Kumar*
Mukhopadhyay one of the
 executants.

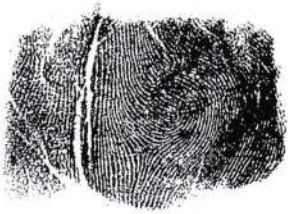
issued on 26-07-1999
 Nos. 4 (four) sheets Non Judicial
 Stamp No. 566
 of total valued Rs 23,200/-
Super twenty three thousand
two hundred

Stamp Clerk *26/07/99*
 Serampore Treasury

A.D.S.R.
 CHANDERNAGORE
 HOOGHLY
 28 JUL 1999

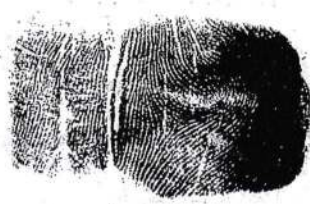


1. *Tinkari Mukhopadhyay*
 2. *Ajoy Kumar Mukhopadhyay*
 S/o *late Sant Charan Mukhopadhyay*
 of *Bighata Despara*
 P.S. *Bhadraswar*
 Dist. - Hooghly by cast. *Hindu*
 Profession *Rtd / service*



1411

মুকুপাধ্যায়
তিনকারী মুকুপাধ্যায়



1412

Tinkari Mukhopadhyay

Shib Boral Khosra
 S/o *late Kanti Lal Khosra*
 of *Champur*
 P.S. *Srangar*
 Dist. - Hooghly by cast. *Hindu*
 Profession *Business*

শিব বরাল খোসা
স/ও লতি কান্তি লাল খোসা
চাম্পুর
প.স. স্রাংগার
ডিস্ট. হুগলি
পেশা - ব্যবসা

A.D.S.R.
 CHANDERNAGORE
 HOOGHLY
 28 JUL 1999



= 2 =

A N D

✓ MR. BALCHAND PRASAD Son of Late Jatan Prasad, by faith Hindu, by occupation Business, residing at 25B, Camac Street, 6D, Camac Court, P.S. Park Street, Calcutta -700 017 ; hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant subject to the context be deemed to mean and include each of his respective heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

ALL THAT Piece and Parcel of sali/Agricultural Land measuring an total area of 90(Ninety) Satak out of which 22(Twenty two) Satak of land comprised in Revisional Settlement Plot No. 6044 appertaining to R.S. Khatian No. 780 , under L.R. Plot No. 5114 corrsponding to

Contd..3

Contd....6



= 3 =

to L.R. Khatian No. 5 Kri and 511 Kri and land measuring 68(Sixty eight) Satak comprised in Revisional Settlement Plot No. 6043 appertaining to R.S. Khatian No. 779 under L.R. Plot No. 5115 corresponding to L.R. Khatian No. 5 Kri and 511 Kri, lying and situate at Mouza Bighati, J.L. No. 14, with in the ambit of Bighati Gram Panchayat, Additional Dist. Sub-Registrar Office at Chandannagar, P.S. Bhadreswar, Dist. Hooghly ; morefully and particularly described in the Schedule hereunder written and also shown add delineated in the MAP/PLAN annexed herewith and hereinafter referred to as the " said property" and which are the Subject matter of Sale or transfer herein.

WHEREAS the said property was originally owned and possessed by one Sarat Chandra Mukhopadhyay of Village-Bighati Daspara, Bhadraswar, Hooghly.

AND WHEREAS said Sarat Chandra Mukhopadhyay was in absolute Khas possession by exercising his absolute right title and interest by Cultivation and harvesting Crops therefrom

Contd...4

Contd...6

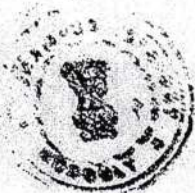
566
DATE 26-07-1999
NAME OF PURCHASER Mr. Bal Chandra Prasad.

ADDRESS 250, Camac Street

P.S.

DIST.

Calcutta - 700012



Stamp dated 26/07/99
REVENUE TREASURY



A. D. S. R.
CHANDERNAGORE
HOOGHLY

28 JUL 1999

28 JUL 1999

100Rs.



= 4 =

therefrom and his name was duly recorded in the R.S. Record of Right.

AND WHEREAS said Sarat Chandra Mukhopadhyay left this mortal world intestate leaving behind his two Sons namely Tinkari Mukhopadhyay and Ajoy Kr. Mukhopadhyay the present VENDORS herein as his legal heirs and representatives.

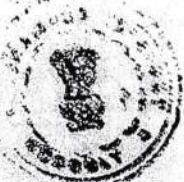
AND WHEREAS by aforesaid inheritance the Present VENDORS become the Joint OWNERS of the " said property" and now in Joint Khass possession by exercising their Joint right title and interest by paying Tax to the Panahayat and Ground Rent to the Govt. in their own name and their names have duly duly recorded in the L.R. Record of Right and separte Khatian Bearing No. 5 Kri and 511 Kri have opened.

Contd....5

566
DATE 26-07-1999
NAME OF PURCHASER Mr. Bal Chandra Prasad

ADDRESS 258, Camac Street

P.O. Calcutta - 700012



Stamp dated 26/07/99
CHANDERNAGORE TREASURY



A. D. S. R.
CHANDERNAGORE
HOOGHLY

28 JUL 1999

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D6

AND WHEREAS the Vendors covenants with the Purchaser that in case the Purchaser are deprived of the whole or any part of the property hereby sold, by reasons or any defect found in the title of the Vendor or any encumbrances or charge and alignment or any Govt. Scheme or acquisition or requisition proceedings on the same in that event the Vendor will pay to the Purchaser AT A TIME by way of damages the whole amount of the sale price ~~xx~~ a such part of which it as shall bear the same proportion to the whole as such part of the property as the case may be with panel interest from the date of payment of sale price together with cost, expenses, damages and mesne profits.

NOW THIS DEED WITNESSETH AS FOLLOWS :

1

THAT in pursuance of the said agreement and in consideration of a sum of Rs. 4,63,636/- (Rupees Four Lakh Sixty three thousand six hundred thirty six)only, paid by the Purchaser to the Vendors paid at or before the execution hereof the Vendors doth (the receipt whereof hereby as well as by the memo hereunder written admit and acknowledge) and the Vendors as absolute owners doth hereby convey, transfer assign and assure unto the PURCHASER ALL THAT Piece and Parcel of Sali/Agricultural land measuring an area of Total 90(Ninety) Satak out of which 22(Twenty two) Satak of land comprised in Revisional Settlement Plot No. 6044 appertaining to R.S.Khatian No. 780 under L.R. Plot No. 5114, corresponding to L.R. Khatian No. 5 Kri and 511 Kri and land measuring 68(Sixty eight) Satak comprised in Revisional Settlement Plot No. 6043 appertaining to R.S. Khatian No. 779 , under L.R. Plot No. 5115 corresponding to L.R. Khatian No. 5 Kri and 511 Kri , lying and situate at Mouza Bighati, J.L. No. 14, with in the ambit of Bighati

D76

Bighati Gram Panchayet, Additional Dist. Sub-Registrar Office at Chandannagar, P.S. Bhadreswar, Dist. Hooghly ; in the State of West Bengal, as fully described in the schedule hereunder and also shown and delineated in the sketch Map annexed hereto within "RED" Border and hereinafter called " the said property" OR HOWSOEVER OTHERWISE the said property hereditament and premises or any part thereof now are or in hereto before were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH all and signature the intantible assets, edifices, fixture, courtyard compound walls, sewers, drains water courses, right, ways, paths, passages, fences, hedges, ditches, trees water benefit liberties, easements and privileges belonging or in anywise appertaining or usually held or enjoyed therewith or or reputed to belong or to be appurtenant thereto and all reputed to belong or to be appurtenant thereto and all reversion or reversions reminder or reminders and the rents issues and profits thereof and all and every part thereof and the estate right, title, interest claim and demand whatsoever of the Vendors into upon the said property or any part thereof TO HAVE and to HOLD the said property hereditament and premises hereby granted sold, conveyed and transferred or expressed so to be unto and to the use of the Purchaser forever free from all encumbrances and the Vendors doth hereby covenant with the Purchaser that notwithstanding any act Deed or thing by the Vendors or executed or knowingly suffered to the contrary the Vendors are lawfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said property hereditament and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alaterdefect encumber or make void the said and that

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A.D.S.R.
CHANDERNAGORE

28 JUL 1999

that notwithstanding any such act deed or thing as
aforesaid the Vendors have good, right full power, absolute
authority and perfect title to sell the said property
hereditament and premises hereby granted sold, conveyed and
transferred or expressed so to be unto and to the use of
the Purchaser in manner aforesaid and the Purchaser shall
and may at all times hereafter peaceably and quietly hold
use possess and enjoy the said property hereditament and
premises and receive the rents issue and profits thereof
without any lawfull or eviction, interruption claim or
demand whatsoever from or by the Vendors or any person or
persons lawfully or equitably claiming through under or in
trust for them or from or under any of their ancestors or
predecessors in title AND THAT free from all encumbrances
whatsoever made or suffered by the Vendors or any of their
ancestor or predecessor-in-title or any persons lawfully
or equitably claiming as aforesaid and further that the
Vendors and all person having lawfully or equitably
claiming any estate or interest in the said property
hereditament and premises or any of them or any part thereof
from under or in trust for them the Vendors or from or
under any of their ancestor or predecessor-in-interest shall
and will from time to time and at all times hereafter at
the request and cost of the Purchaser do and execute or
cause to be done or executed all such act deeds and things
whatsoever for further and more perfectly assuring the
said property hereditament and every part thereof unto and
to the use of the Purchaser in the manner aforesaid as
shall or may be reasonably required.

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A.D.S.R.
CUTTACK, ODISHA

28 JUL 1999

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT Piece and Parcel of Sali/Agricultural land measuring an total area of 90(Ninety) Satak out of which 22(Twenty two) Satak of land comprised in Revisional Settlement Plot No. 6044 appertaining to R.S. Khatian No. 780 under L.R. Plot No. 5114 corosponding to L.R. Khatian No. 5 Kri and 511 Kri and land measuring 68(Sixty eight) Satak comprised in Revisional Settlement Plot No. 6043 appertaining to R.S. Khatian No. 779 under L.R. Plot No. 5115 corosponding to L.R. Khatian No.5 Kri and 511 Kri , lying and situate at Mouza Bighati, J.L. No.14, with in the ambit of Bighati Gram Panchayet, Additional Dist Sub-Registrar Office at Chandannagar, P.S. Bhadreswar, Dist. Hooghly ; in the State of West Bengal ; along with all right to easement thereto and also shown and delineated in the sketch Map annexed hereto within "RED" Border hereto and the said property.

The PLOT NO. 5114 IS BUTTED AND BOUNDED AS FOLLOWS :

ON THE NORTH : LAND OF L.R. DAG NO. 5139, 5112.
ON THE SOUTH : LAND OF L.R. DAG NO. ~~5132~~, 5133.
ON THE EAST : LAND OF L.R. DAG NO. 5115.
ON THE WEST : DELHI ROAD.

THE PLOT NO. 5115 IS BUTTED AND BOUNDED AS FOLLOWS :

ON THE NORTH : LAND OF LR. DAG NO. 3139.
ON THE SOUTH : LAND OF L. R. DAG NO. 3132, 3133.
ON THE EAST : LAND OF L. R. DAG NO. 5116.
ON THE WEST : LAND OF L. R. DAG NO. 5114.

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A.D.S.R.
CHANDERNAGORE

28 JUL 1999

= 10 =

The property is situated outside the Municipal area for which annual rent of Rs. 2.00 is payable to the Govt. of West Bengal through B.L. & L.R.O. Chandannagar Block.

IN WITNESSETH WHEREOF the parties put each of their signature the day, month and the year above written.

SIGNED AND DELIVERED BY

1) SRI TINKARI MUKHOPADHYAY

Sri Kasi Mukhopadhyay

SIGNED AND DELIVERED BY

2) SRI AJOY KUMAR MUKHOPADHYAY

Sri Ajoy Kumar Mukhopadhyay

IN PRESENCE OF :

1. *Pradip Mukherjee*
Bighati

2. *Lanashur Kaula Bag*
with Mr. Rajyudharan
at Hooghly.
P.S. Serampore

RECEIVED of and from the within named PURCHASER the within mentioned sum of Rs. 4,63,636/- (Rupees Four Lakh sixty three thousand six hundred thirty six) only, being the consideration in full as per Memo below :

Rs. 4,63,636/-

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A.D.S.R.
CHANDERNAGORE

28 JUL 1999

MEMO OF CONSIDERATION

Received Full Consideration in Cash.

TOTAL Rs. 4,63,636/-

(Rupees Four Lakh Sixty three thousand six hundred thirty six) only.

WITNESSES :

1. Pradip Mukherjee
Bighat

Jim Kari Mukherjee
(Mukherjee)

2. Lakshminarayan Beg.
W/O. Vitor Rajadharpur
Dr - Hoozhy,
P.S. Serampore

Dr. Rajadharpur

Drafted by me :-

Debabrata Das
Advocate.

Serampore Court.

Typed by :-

Rajin Chatterjee
Serampore Court.

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A. D. S. R.
CHANDERNAGORE
BOOGLY

28 JUL 1999



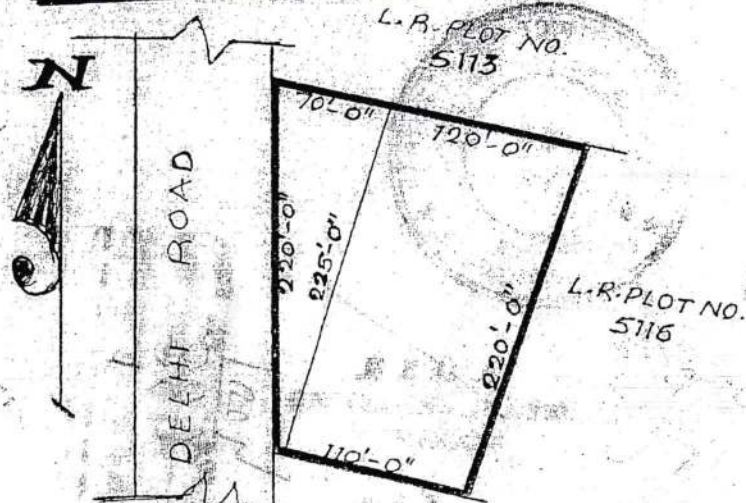
Book No. 1-101-1999
Page No. 383-394
Date No. 10-10-1999

3.8.99

SALE DEED PLAN OF R.S. DAG NO. 6044,
6043 L.R. DAG NO. 5114, 5115 L.R. KHATIAN
NO. 511 KRI, 5 KRI MOUZA BIGHATI J.L. NO.
14 P.S. BHADRESWAR DIST. HOOGHLY.

SCALE: 1" = 100' - 0" RSKH - 779, 780

AREA | L.R. DAG NO. 5114 - 22 SATAK
| L.R. DAG NO. 5115 - 68 SATAK
VENDOR: 1. AJAY KR. MUKHOPADHYAY
2. TINKARI MUKHOPADHYAY.
PURCHASER: MR. BALCHAND PROSAD.
DEED PORTION SHOWN IN COLOUR RED.



Tinkari Mukhopadhyay (Mukhopadhyay)
[Signature]

Drawn by
[Signature]

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A. D. S. R.
CHANDERNAGORE
BOOCHLY

28 JUL 1999



Book No. 1-311
Page No. 3-10-311
Relat No. 1004 1999

3.8.99

MADE THIS DAY OF JULY 199

DEED OF CONVEYANCE

B E T W E E N

SRI TINKARI MUKHOPADHYAY &NORS.

..... V E N D O R S

A N D

MR. BALCHAND PRASAD

..... P U R C H A S E R

%%%%%%%%%

PREPARED BY DEBABRATA DAS

ADVOCATE SERAMPORE

COURT.

%%%%%%%%%