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admissible under Regn. Sec. 11 and also u/s 54 of the West Bengal C. R. Act 1905, duly stamped (Ex-empted from stamp duty) under the Indian Stamp Act, 1899 as amended in 1964, Schedule IA No. 23+1
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THIS INDENTURE made on this 27th day of August One thousand Nine Hundred and Ninety three BETWEEN MADAN MOHAN LAL AGARWAL, Son of late Brij dal Agarwal by faith Hindu, by occupation-Business, carrying on business at No.5/1, Clive Rpw, Calcutta, hereinafter

referred ...

July 52
 9/5/93
 67

Serial No. 11544
 Sold to
 of
 Calcutta Collectorate,
 Treasury
 Date 18/8/93

MANJI & KUMAR, Bhatt
 Solicitor & A. C. W. Secy.
 8, Old Post Office Street
 1st floor, Calcutta-70008
 Phone No. 22, 41, 67



Presented for Registration
 at P.M. on the 28th day of August, 1993, at the Registration Office, South 24 Parganas by the Applicant as one of the Applicant / Clients of Attorney at Law under Power of attorney No. of 1993, authenticated by the Registrar of South 24 Parganas.

Madan Mohan Lal Aggarwal
 Son of - Madan Mohan Lal Aggarwal
 51, Chive Chow
 Calcutta

Signature of Registrar
 Registrar of South 24 Parganas, West Bengal

28-8-93
 20-8-93

Madan Mohan Lal Aggarwal

v.c.T.3
 13/9/93

Madan Mohan Lal Aggarwal

Chandra Mohan
 Son of
 Sri Madan Mohan Lal Aggarwal

Chandra Mohan

Son of
 Sri Madan Mohan Lal Aggarwal

Signature of Registrar
 Registrar of South 24 Parganas, West Bengal
 28/8/93



3000Rs.



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referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives

and/or ...

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3000Rs



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and/or assigns) of the ONE PART A N D SHRI GIRIJA SHANKAR GHOSH, by faith Hindu, by occupation residing at 213, Prince Anwar Shah Road, Calcutta, hereinafter referred to as "the PURCHASER" (which

expression ...

11524

Serial No. _____

Sanjit Kumar Das
 Solicitor & Advocate
 1st Old Post Office Street
 1st floor, Calcutta 700008
 Phone No. 21,2477

Calcutta Collectorate
 Treasury

Date 10/11/23



40	3000/-	12000/-
20	2000/-	4000/-
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28-8-23

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expression shall unless excluded by or repugnant to
 the subject or context be deemed to mean and include
 his heirs, executors, administrators, legal representatives
 and/or assigns) of the OTHER PART :

WHEREAS ...

Serial No. 11526
 Sold to _____

 Calcutta Collectorate,
 Treasury
 Date 19 5/8/93

MAHARAJ KUMAR DAS
 1st Floor, Office Street
 Calcutta - 700001



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 200/- 400/-
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Registered up to 100
 South 24-Parganas, Alipore
 28-8-93

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-: 5 :-

WHEREAS One Kailash Chandra Dey after installing the Sri Sri Lakshmi Janardhan Thekur, Sri Sri Bhairabswar Shib Thekur and Sri Sri Kailash Nath

shib ...

Serial No. 11564
 Paid to MANJIL KUMAR DAS
 Solicitor & Advocate
 8, Old Post Office Street
 1st Floor, Calcutta-700001
 Serial No. 80-4477
 Calcutta Collectorate,
 Treasury
5/8/93



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Shib Thakar in his native place in Mouza Jagatdal
 within the Police Station. Sonarpur, in the District
 of 24-Parganas, sometimes in the year 1931 absolutely

dedicated ...

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 Sold to...
 of...
 Calcutta Collectorate,
 Treasury
 5/8/93

Manjit Kumar Bani
 Collector & Assistant
 Old Post Office Street
 Calcutta, 70000
 Phone No. 20, 417



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dedicated all his lands and immoveable properties including the property fully mentioned in the Schedule "A" hereunder written unto and in favour of the said deities

by ...

11546
 Sold to: **Ranjit Kumar Das,**
 Solicitor & Advocate,
 1st Old-Post Office Street,
 Calcutta, Calcutta-700001
 Phone No. 20.4479
 Calcutta Collectorate,
 Treasury
 Date: 28/8/23



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by a Deed of Arpannama and/or endowment dated
11.4.1903 whereby he was appointed as the First
Trustee.

AND ...

Serial No. 11544
 Paid to ~~XXXXX~~
 of ~~XXXXX~~
 Calcutta Collectorate,
 Treasury
 Date 19 5/8/33

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 Solicitor & Agent
 1, Old Post Office Street
 Calcutta, Calcutta 700001
 Phone No. 20.447

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AND WHEREAS by the said Deed of Arpannama and/or Endowment dated 11.4.1903 the said Kailash Chandra Dey appointed One Haridas Dey as a shebayet and provided that Kalashashi the minor son and his grand-daughter Radharani will also on attainment of majority, become shebayet to act along with the said Haridas Dey and after their death, the sons and grandsons of the said Haridas Dey and of the said Kalosashi Dey would be appointed as Joint Shebayets of the said deities.

AND WHEREAS the said Kailash Chandra Dey died in 1909 and thereafter the said Haridas Dey and Kalosashi Dey became the Joint Shebayets of the said Deities.

AND WHEREAS the said Haridas Dey died in 1915 leaving him surviving his two sons namely, Kanailal Dey and Kumer Krishna Dey alias Krishna Kumar Dey, who became shebayets of the said deities in place and stead of the said Haridas Dey deceased, as per the said Deed of Arpannama/Endowment.

AND WHEREAS the said Kalosashi Dey also died in 1937 leaving him surviving his three sons, Rohit Kumar Dey, Saroj Kumar Dey and Ranjit Kumar Dey, who become shebayets of the said deities in place and stead of the said Kalosashi

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Dey deceased, as per the said Deed of Arpannama/
Endowment.

AND WHEREAS an Administration Suit being
Suit No.3491 of 1948 (Sri Sri Lakshmi Janardan Thakur
& Ors. -Versus- Kanailal Dey and Ors.) was instituted
in the Hon'ble High Court, Calcutta by the said deities
as well as by Satyabati Dasi, Rohit Kumar Dey, Saroj
Kumar Dey and Ranjit Kumar Dey against Kanailal Dey
and others inter alia for administration of the
Debttar Estate belonging to the said Deity and for
other reliefs.

AND WHEREAS in the said Suit, the Official
Receiver was appointed as Receiver of the said Debttar
Estate by an order of the Hon'ble Court, Calcutta dated
February 2, 1949.

AND WHEREAS by several orders of the Hon'ble
High Court, Calcutta being dated 8th February, 1961, 3rd
October, 1972 and 30th August, 1978 Mr. P. C. Sen,
Bar-at-Law, Mr. K. P. Basu Solicitor and Mr. Pramathesh
Ghosh, Advocate, were appointed as Receivers respectively
of the Debttar Estate in Succession.

AND



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राज्य सरकार, भोपाल

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AND WHEREAS subsequently by an order passed by Hon'ble High Court, Calcutta on the 20th March, 1980, Girindra Krishna Dutta, the Receiver herein was appointed as the Receiver over the said Debuttar Estate and the said Receiver duly took possession of the said Estate.

AND WHEREAS in the said Administration Suit No.3491 of 1948 a preliminary decree was passed by the Hon'ble High Court, Calcutta on July 24th, 1948, whereby Kanailal Dey, Kumar Krishna Dey alias Krishna Kumar Dey, Rohit Kumar Dey, Saroj Kumar Dey and Ranjit Kumar Dey were appointed as Shebayets of the said Debuttar Estate in terms of the said Deed of Arpanama and/or Endowment dated 11th April, 1903.

AND WHEREAS the said Kanailal Dey died on or about 12th October, 1964 leaving him surviving his sons, Kriti Chandra Dey, Gobinda Chandra Dey, Nemai Chandra Dey, Kala Chand Dey, who became Shebayets of the said Debuttar estate in place of the said Kanailal Dey deceased.

AND WHEREAS the said Kumar Krishna Dey alias Krishna Kumar Dey also died on or about 7th October, 1974 leaving him surviving his son, Deba Prasad Dey,

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who became shobayet of the said Debutter Estate in place of the said Kumar Krishna Dey alias Krishna Kumar Dey, deceased.

AND WHEREAS by an order of the Hon'ble High Court, Calcutta dated 13th August, 1943 the then Receiver T.P. Basu was directed to sell the several plots of lands belonging to the Debutter estate including the land set out in the Schedule hereunder written by public auction.

AND WHEREAS by another order of the Hon'ble High Court, Calcutta dated 24th June, 1975 the said Receiver Mr. T.P. Basu was directed to sell the several plots of lands belonging to the Debutter Estate by private treaty subject to reserve price to be fixed and subject to the confirmation by the Hon'ble Court.

AND WHEREAS the said several plots of lands were duly surveyed by a Surveyor who prepared a plan or map thereof and the reserve price for sale of the said plots of lands was fixed.

AND WHEREAS by an order of the Hon'ble High Court, Calcutta dated 20th March, 1980 Sri Girindra Krishna Dutta, Advocate the Receiver was directed to

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sell the said several plots of lands by private treaty after proper advertisement in newspapers.

AND WHEREAS by the said Order dated 20th March, 1960 Ranjit Kumar Dey was appointed as next friend of the said deities in place of Satyabati Dasi, who died on or about 24th August, 1966.

AND WHEREAS pursuant to advertisements published in the Amrita Bazar Patrika and Basumati Offers were received by the said Receiver for purchase of several plots of lands of the Debutter Estate directed to be sold by the said order of the Hon'ble High Court, Calcutta.

AND WHEREAS by an order of the Hon'ble High Court, Calcutta dated 2nd December, 1980 made upon the application of the said Receiver, the said Receiver was directed to hold a meeting of the intending purchasers and to receive and accept the highest bid and the intending purchasers who had given their offers within 30th July, 1980 were given liberty to increase their offers.

AND ...



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AND WHEREAS at a meeting held by the said Receiver on 23.12.1980 it was agreed and decided that the highest offers received by the said Receiver from the intending purchasers in the said meeting will be accepted subject to confirmation by Court and the offers whose highest offer was accepted, will have to deposit 25% of the purchase price by 7th January, 1981 and in default the next offer will be accepted.

AND WHEREAS one Shri Ajit Kumar Dutt of No. 29/1, Andul Road, B. Garden, Howrah, duly offered for purchase of several plots of land including All That pieces or parcel of vacant land in Mouza Jagatdal within the District of 24-Parganas comprised in Khatian No.1026, Dag no. 3019 and 3489/3019 covering an area 2 Bighas 6 Cottahs 10 Chittaks and 6 Square feet be the same a little more or less, morefully described in the Schedule "A" hereunder written and delineated in red border in the map or plan annexed hereto, hereinafter referred to as the 'said land'.

AND WHEREAS in the said meeting held on the 23rd day of December, 1980 the offer of the said Shri Ajit Kumar Dutt for purchase of the said land at the rate of Rs.1,425/- per cottah was found to be the

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highest and the same was fully accepted by the said Receiver, subject to deposit of 25% of the said sale price by 7th January, 1981 and on term that the said in respect of the said land will be completed in favour of the purchaser or his nominee or nominees.

AND WHEREAS the said Shri Ajit Kumar Dutt duly deposited the 25% of the consideration money with the said Receiver within the time allowed for the purpose.

AND WHEREAS by an order of the Hon'ble High Court, Calcutta dated 24th February, 1981 the said offer of the said Shri Ajit Kumar Dutta for purchase of the said land, amongst other plots of land was duly accepted and confirmed and leave was granted to the said Receiver to execute and register necessary conveyances for and on behalf of the party refusing to execute and register the conveyance.

AND WHEREAS the said Shri Ajit Kumar Dutta for the purpose of completing the purchase in respect of the said land divided the same into seven plots being Lot "A", Lot "B", Lot "C", Lot "D", Lot "E", Lot "F" and Lot "G" shown and delineated in the map or plan

annexed



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annexed hereto and therein respectfully marked A, B, C, D, E, F and G.

AND WHEREAS a letter dated the 25th day of July, 1981 written by Messrs. Leslie Khattri and Co., Solicitors and Advocates on behalf of the said Shri Ajit Kumar Dutta addressed to the said Receiver, the said Shri Ajit Kumar Dutta nominated SUSHILA KEDIA, SANGESTA TRUST, MADAN MOHAN LAL AGARWAL, CHANDRA MOHAN, SAVITRI AGARWAL, VISHVENDRA KUMAR AND YOGENDRA KUMAR GUPTA as his nominees to complete purchase in respect of the said Lot "A", Lot "B", Lot "C", Lot "D", Lot "E", Lot "F" and Lot "G".

AND WHEREAS the said Receiver duly accepted the said nomination made by the said Shri Ajit Kumar Dutta.

AND WHEREAS the said Smt. Savitri Agarwal herein as per the said nomination purchased all that piece or parcel of plot of land an area of 6 Kt. more or less being the portion of Dag no.3019 under Khatian no.1026 in Mouza Jagatdal, District - 24 Parganas now South Twenty four Parganas shown and delineated

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in yellow border in the map or plan thereto annexed and marked therein as Lot "D" (hereinafter referred to as the said plot of land) by a registered Deed executed on 18.9.1981 and registered by the same at the office of the Calcutta Registrar of Assurance and recorded in Book No.I, Volume No.374, Pages from 114 to 136, Being no.7942 for the year 1981.

AND WHEREAS the said Madan Mohan Lall Agarwal (the Vendor ne.S: herein) as per the said nomination purchased all that piece or parcel of plot of land an area of land 7 Kottah 7 Chittak 0 Sq. ft. in portion of Dag No.3019 under Khaian No.1026 in Mouza Jagatdal P.S. Sonarpore, District : 24-Parganas now South 24-Parganas shown and delineated in orange border lines in Lot "E" (hereinafter referred to as the said Plot of land) by a registered Deed executed on 18.9.1981 and the said document was registered at the Registrar of Assurance, Calcutta and recorded in Book No.I, Volume No.372, Pages from 136 to 157, Being No.7954 for the year 1981.

AND WHEREAS on being approached by the Vendor the purchaser has agreed to purchase all that

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piece and parcel of plot of land containing by estimation an area of 7(Seven) Cottahs 8(eight) Chittak be the same a little more or less situate lying and comprise in and being portion of Dag no.3019, Khatian no.1026, Mouza Jagatdal, P.S. Sonarpur, District : 24-Parganas shown and delineated in the map or plan annexed hereto and bordered with colour "ORANGE" at and for a consideration of Rs.97,500/- (Rupees Ninty seven thousand five hundred) only.

NOW THIS INDENTURE WITHNSSETH that in pursuance of the aforesaid Agreement and in consideration of a sum of Rs.97,500/- (Rupees Ninety Seven thousand and five hundred) only paid by the purchaser to the Vendor (the receipt whereof the vendor doth hereby admit and acknowledge) and of and from the same and every part thereof doth hereby acquit, release for ever discharge the purchaser as also the said plot of land and in consideration of the premises, the vendor doth absolutely and indefeasibly assign, assure, convey confirm, grant release sell and transfer unto and in favour of the purchaser free from all encumbrances charges, liens, lispensense, claims, demands, liabilities, acquisitions, requisitions of and trusts whatsoever.

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OR HOWSOEVER OTHERWISE the said plot of land now is or are or heretofore was or were situated butted and bounded called known numbered described and distinguished AND TOGETHER WITH all and all manner of ancient and/or former and/or other lights ways paths passages drains walls sewers areas, gardens, trees, fences hedges, ditches, waters, watercourses and all benefits and advantages thereof and all manner of ancient and/or other rights liberties easements privileges profits appendages and appurtenances whatsoever thereunto belonging or held or occupied therewith which the same now are or is or heretofore were or was usually held used occupied or enjoyed or accepted known or reputed to belong or be appurtenant thereto and/or as part or parcel or member thereof.

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South 26-Parganas, Alipore

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AND TOGETHER WITH benefits and advantages of any and all covenants heretofore executed in respect of or in any manner relating to the said plot of land.

AND THE REVERSION AND REVERSIONS REMAINDER OR REMAINDERS rents issues and profits thereof and of any and every part thereof.

AND ALL THE ESTATE RIGHT TITLE INTEREST inheritance use trust possession property claim and demand whatsoever both at Law and in equity of the vendor into upon or in any manner concerning the said plot of land or any and every part thereof.

AND TOGETHERWITH all deeds pattahs muniments writings and evidences of title exclusively relating to or concerning the said plot of land and all and singular the premises hereby conveyed or sold or any part or parcel thereof and which now are or hereafter shall or may be in the custody power possession or control of the vendor and/or any person or persons from whom the same can or may be procured without any action or suit.

TO HAVE AND TO HOLD the said plot of land and all and singular the premises hereby assigned conveyed

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granted released sold and transferred or otherwise assured and confirmed or expressed or intended so to be with all their rights members and appurtenances unto and to the use of the purchaser absolutely and for ever as and for an absolutely indefeasible and perfect estate analogous and equivalent to an estate of inheritance in fee simple in possession without any manner of condition use trust and other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, claims, charges, attachments trusts liens and dispendens whatsoever.

AND THE VENDOR doth hereby confirm in manner following :-

THAT notwithstanding anything and/or any act deed matter or thing whatsoever had made done committed or willingly or knowingly suffered to the contrary, the estate right title and interest in the said plot of land and all and singular the premises which the vendor professes to transfer subsist and the vendor now have in herself good right and indefeasible title.

AND THAT the purchaser shall and may at all times hereafter peaceably and quietly hold possessed and

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enjoy the said plot of land and all and singular the premises hereby assigned conveyed granted and transferred or expressed or intended so to be and receive the rents issues and profits thereof and every part thereof without any hindrance lawful ediction interruption claim and demand whatsoever from or by the vendor or any person or persons having or lawfully or equitably claiming any estate or things interest or right in the said plot of land from under and in Trust for the Vendor.

AND THAT free and from and by and at the costs and expenses of the vendor freely and clearly and absolutely freed and discharged acquitted exonerated and released or otherwise discharged and well and sufficiently defended kept harmless and indemnified of from and against all and all manner of former and/or assurance estate rights title claim charges liens judgements debts attachments executions and encumbrances whatsoever had made created done executed occassioned or suffered by the vendor or any other person or persons whatsoever lawfully equitably or rightfully claiming or to be claimed as aforesaid.

AND THAT the vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust property claim

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and demand whatsoever into upon or out of or in any way concerning the said plot of land and all and singular the premises her by assigned, conveyed sold and transferred or any and every part thereof shall and will from time to time and all times hereafter upon every reasonable request and at the costs and expenses of the purchaser make do execute and perfect or cause to be done executed and performed all such other or further acts assurances deeds and things whatsoever for further better and more effectually perfectly conveying confirming and granting the said plot of land and all and singular the premises hereby sold and conveyed and any and every part thereof unto and to use of the purchaser in the manner aforesaid or as shall or may be reasonably required.

SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT pieces or parcels or plots of Raiyat stithiban Danga land containing by measurement an area of 2(two)bighas, 6(six)cottahs, 10(ten)chittacks and 6(six)sq. ft. be the same a little more or less situate lying at and comprised in Khatian no.-1026 dag nos.- 3019 and 3489/3019 in Mouza-Jagatdal within the police station- Sonarpur, sub-registra- tion office - Sonarpur in the District of 24 parganas used for agriculture and shown and delineated in

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Red Border in the map or plan annexed hereto and butted and bounded in the manner as follows :-

- ON THE NORTH : Partly by Ramchandra Day St. and partly by R.S. Dag No.3489/3019.
- ON THE SOUTH : By Dag no.3017.
- ON THE EAST : By School Road.
- ON THE WEST : By Dag No. 3021.

SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT piece or parcels or plots of Raiyat Stithiban/Land containing by measurement an area of 7 Cottak, 8 Chittak be the same a little more or less situate lying at and comprised in and portion of Dag Nos. 3019 Khatian no.1026 in Mouza Jagstdal, P.S. Sonarpur, Sub-Registration Office Sonarpore within the District of South 24-Parganas shown and delineated in Red Border in the map or plan annexed hereto and therein marked as Lot "2" and butted and bounded in the manner as follows :-

- ON THE NORTH : By Ram Chandra Day Street.
- ON THE SOUTH : By portion of Dag no.3019 and Lot "D".
- ON THE WEST : By portion of Dag no.3019 and Lot "F".
- ON THE EAST : By portion of Dag no.3021.



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IN WITNESS WHEREOF the Vendor, and the Purchaser hereto have hereunto set and subscribe their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the "VENDOR" abovesigned at Calcutta in the presence of :

✓ Swatan Mohan Lal Aggarwal

Bulha Aggarwal
3 Seivhee Street
Cal - 19.

Chanda Mohan
3 A, Anil Moha Road
Calcutta - 700 019

SIGNED, SEALED AND DELIVERED

by the "PURCHASER" abovesigned at Calcutta in the presence of:

Subrata Kumar
215, 2nd and
Calcutta - 33.

Drafted by me:
- Ranjit Kumar Basu,
Advocate,
High Court,
Calcutta - 700 004.



28-8-93

100
200
300
400
500
600
700
800
900
1000

28-8-93

- (24) -

RECEIVED from the withinnamed
purchaser the within mentioned
sum of Rs. 97,500/- (Rupees
ninety seven thousand five hundred)
only being the full consideration
as per memo below :-

Rs. 97,500/-

MEMO OF CONSIDERATION

By pay order being No. - 372-30-020447,
dated-30/7/93, drawn on State Bank of
India, 41, Chowringhee road, Calcutta-
700 071, in the name of Madan Mohan Lal
Agarwal for Rs. 97,500/- (rupees ninety
seven thousand five hundred) only.

Rs. 97,500/-

Rs. 97,500/-

*Madan Mohan Lal
Agarwal*

Drafted by me :

Ranjit Kumar Das.

Advocate,

High Court,

Calcutta - 700 001.

8-5-62



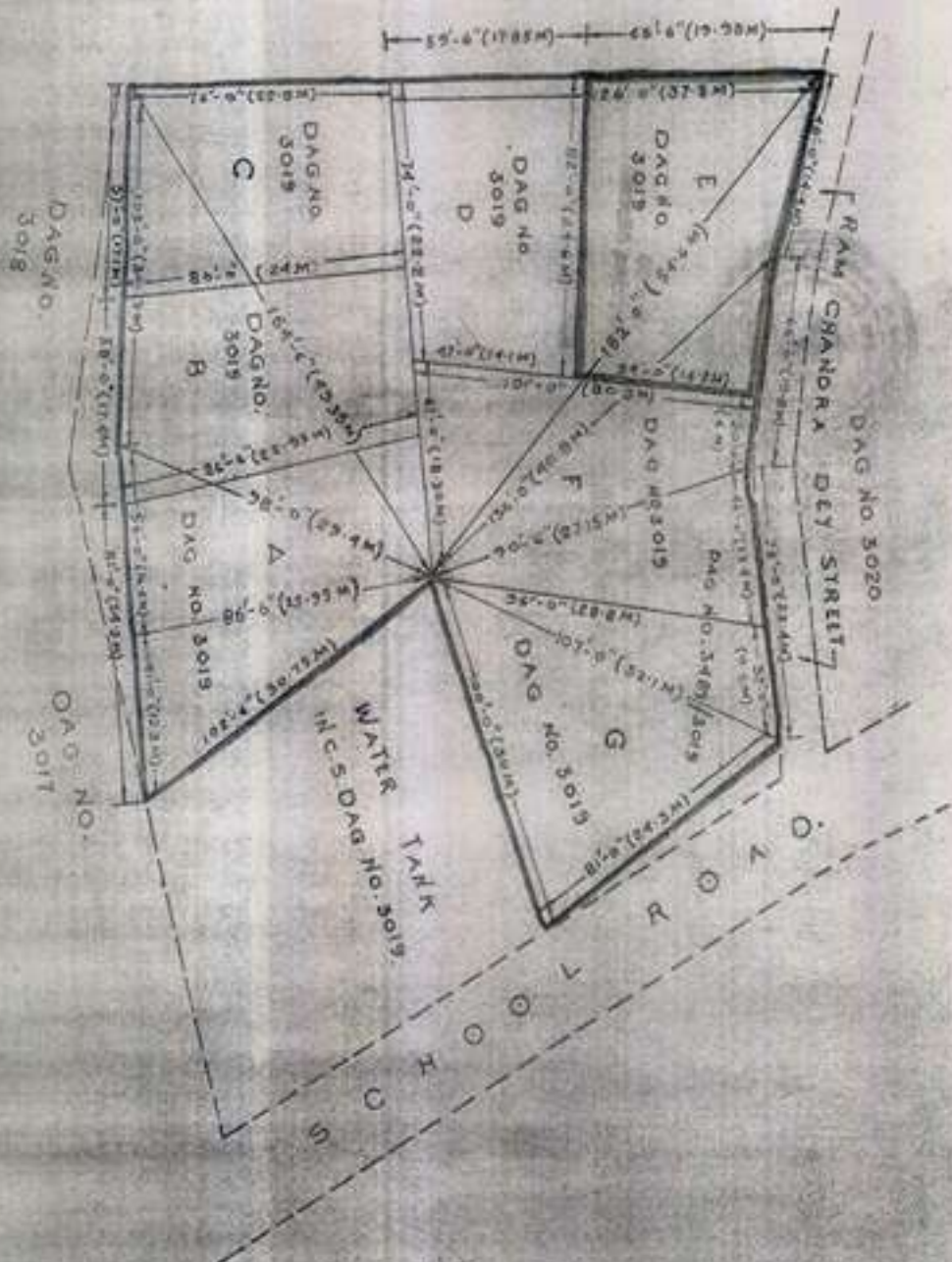
28-8-93

28-8-93



SKETCH MAP IN R.S. DAG NO. 3019 & 3489/3019
AT MOUZA-JAGADDAL, J.L. NO. 71, P.S.: SONARPUR,
DIST. 24 PARAGS. SCALE: 33' = 1"

NAME OF THE PURCHASER: _____
AREA: _____



Handwritten signature or name at the bottom of the map.

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BOOK NO. I
VOL. NO. 222
P. NO. 70
DATE 12/16/29
FROM THE YEAR 19 23



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