

45557



553A

STAMP AFFIXED BY

[Signature]

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

Stampd (c) under the Act 1880
Registered 1/1
Fee Paid *A 297*
2. Fee *4-50*



Handwritten notes in Bengali script, including 'বিশ্বমূর্খ' and '16.8.86'.

Handwritten signature and date '16.8.86'.

DEED OF SALE

Handwritten notes in Bengali script, including '28,000/23' and 'A 297'.

THIS INDENTURE made on this 16th day of August,

One thousand Nine hundred and eighty six BETWEEN SRI MANICK BHOWMICK (also known as MANICK BHUIYA) Son of Late Barun Chandra Bhuiya residing at Village Bhasa, P.O. & Police Station Bishmupur in the District *by caste Hindu by occupation cultivation* of 24-Parganas hereinafter for the sake of brevity referred to as the V E N D O R (which expression shall unless excluded by inconsistent with or repugnant to the context hereof mean it and include his respective heirs, legal representatives, administrators, executors and assigns) of the ONE PART A N D M/S.DEVELOPMENT CORPORATION (PRIVATE) LTD. a Private Limited Company incorporated under the Companies Act having its registered office at 18/2, Vidyasagar Street in the town of Calcutta-9 hereinafter for the sake of brevity referred to as the PURCHASERS (which expression excluded by or repugnant to the context hereof mean and i include its Successors and assigns) of the OTHER PART.



Handwritten notes in Bengali script below the fingerprint.



Handwritten notes in Bengali script below the fingerprint.

Handwritten notes 'Kob' and 'am' at the bottom of the page.

-: 2 :-



Handwritten notes in Bengali script:
ফাইল নং -
সংক্রান্ত নং -
সি. নং -

WHEREAS the Vendor is lawfully seized and possessed of or otherwise sufficiently entitled to the property described fully in the Schedule below by inheritance.

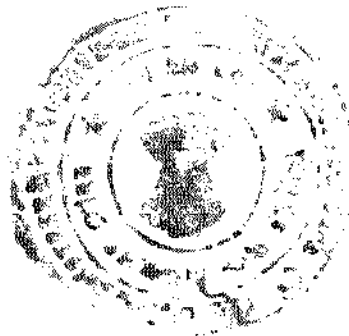
AND WHEREAS the Vendor's Predecessor-in-interest who was also a Raiyat exercised option to retain the said property by submission of B Form under the West Bengal Estates Acquisition Act, 1953 and the property described in the Schedule below stands retained by reason of his being a Raiyat and not having agricultural lands beyond the Ceiling prescribed by the said Act and/or West Bengal Land Reforms Act.

AND WHEREAS the right title interest and possession of the said Predecessors-in-interest of the Vendor had been duly recorded in the finally published relevant record of rights in due course during the last Settlement operation held under the West Bengal Estate Acquisition Act.

AND WHEREAS the Predecessors-in-interest of the Vendor Barun Bhowmick being died, his interest in the property devolved upon the Vendor herein and his other son Jugal Bhowmick in equal share in terms of the provisions of Hindu Succession Act of 1956

AND WHEREAS said Jugal Bhowmick having disposed of his share in the property so inherited before hand the Vendor along is now entitled to the property described in the Schedule below as absolute owner thereof.

8'91'00





Handwritten notes in Bengali script, including the words 'নিয়ে', 'স্বাক্ষর', and 'স্বাক্ষর'.

-: 3 :-

AND WHEREAS the Vendor is also a Raiyat and he having been a holder of land within ceiling limit as envisaged in Chapter II-B, West Bengal Land Reforms Act does not require to obtain any permission to sell the said property from Revenue Authority.

AND WHEREAS the Vendor being in-need-of Cash money for meeting legal necessities has made up his mind to dispose of the said property absolutely and for ever free from all encumbrances and accordingly invited offers from the intending Purchaser.

AND WHEREAS the Purchasers on coming to know of the said intention of the Vendor and themselves being desirous to purchase the said property described in Schedule below at or for the price of Rs.28,000/- (Rupees Twenty eight thousand) only made an offer.

AND WHEREAS the Vendor upon acceptance of the said offer made by the Purchasers has agreed to sale the property described in the Schedule below which measures 14 (Fourteen) Cottahs approximately to them absolutely and for ever and free from all incumbrances at the said price of Rs.28,000/- (Rupees Twenty eight thousand) only.

Faint, illegible text at the top of the page, possibly bleed-through from the reverse side.

RECEIVED

8'71 65



Faint, illegible text in the middle section of the page, likely bleed-through.

Faint, illegible text at the bottom of the page, likely bleed-through.

UNITED STATES DEPARTMENT OF JUSTICE



पुस्तक (2014) नम्बर 12
पुस्तक (2014) नम्बर 12

-: 4 :-

NOW THIS DEED WITNESSETH in pursuance of the said agreement and in consideration of the sum of Rs.28,000/- (Rupees Twenty eight thousand) only paid to the said Vendor immediately before execution of these present by the Purchasers towards the price of the property (receipt whereof is being acknowledge by the Vendor) the Vendor hereby and hereunder grant convey sell transfer assign and assure unto and to the use of the Purchasers all his right title and interest in the said property together with all appurtenances, home-stead, trees, tanks, hedges, ditches, ways, water, water-course, lights, liberties, privileges, easements whatsoever to the said land described in the schedule stands conveyed for the Vendee.

AND ALL the estates, right, title, interest claim and demand whatsoever of the Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the same upto and to the use of the Purchasers absolutely and forever together with title deeds, writings, muniments and other evidences of title A N D the Vendor does hereby covenant with the Purchasers that NOTWITHSTANDING any acts deeds or things heretobefore done, executed or knowingly suffered to the contrary to the Vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defeat in title whatsoever and that the Vendor has full power and absolute authority to sell and the said property in manner aforesaid A N D the Purchasers hereafter

8716.8





Handwritten notes in Bengali script, including the words 'বিশেষ' (Special) and 'কর্তব্য' (Duty/Requirement).

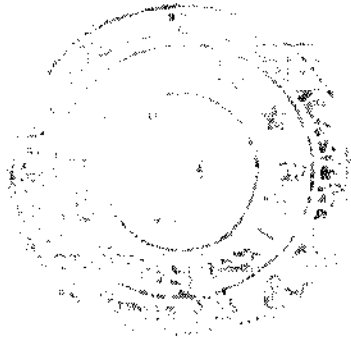
-: 5 :-

peaceably and quietly hold possess and enjoy the said property in khas without any hindrance, claim or demand whatsoever from the Vendor or any person claiming through or under him A N D further that the Vendor covenant with the Purchasers to save harmless, indemnify and keep indemnified the Purchasers form or against all encumbrances, charges and equities whatsoever A N D the Vendor further covenant that he shall at the request and cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveing and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

SCHEDULE ABOVE REFERRED TO

ALL THAT the agricultural and containing by measurement 23 decimal equivalent to 14 Cettahs out of 46 decimal which appurtains to or comprises in Plot No. 485 under Khatian No.218 of Mouza Bhasa J.L.No.20 under Police Station Bishnupur in the District of 24-Parganas.

MEMPHIS
8'91





Handwritten text in Devanagari script, likely a signature or name, written vertically.

--: 6 :-

IN WITNESS WHEREOF the Vendor hereto put his respective hand on the day month and year first above written.



Witnesses :-

1. Sunit Kumar Mondal
of Uttar Kumbh Rat
P.S. Biswanath
Dist - 24 P.G.
2. Shri. Anand Lal Mondal
village, Bopri
P.S. Biswanath
24 P.G.

Handwritten text in Devanagari script, likely a signature or name, written horizontally.

RECEIVED from the within mentioned Purchasers the within mentioned sum of Rs,28,000/- (Rupees Twenty Eight thousand) only as per

MEMO OF CONSIDERATION

By G.P. Notes

... Rs.28,000'00



Typed by
Jahar Chakraborty

Handwritten text in Devanagari script, likely a signature or name, written horizontally.

Read over & explained by me
to the vendor
Sunit Kumar Mondal
Advocate
Judge's Court. Alipore.

Drafted by
S. K. Chakraborty
Advocate.

Red

Volume No. *6783*
Page *75*
Index No. *5534*
Date *20.11.86*

100



20-11-86
Registrar
Madras

00,000.00

STATE OF MADHARA

...

20/11/86



...

...

DEPT OF SALES TAXES - APR 1, 1955

RECEIVED

THE STATE TREASURY

A. N. S.

STATE OF MICHIGAN
()

* CONTRIBUTION ::

RS. 25,000.00

presented in the office of :-

Mr. Shafi Khan Sahasrabudhi, Advocate,
24-B, Laxmi Bazar Street,
Calcutta - 700 120.

87

8

Mr. Sunil Kanta Chakraborty, Advocate,
24-B, Iswar Ganguly Street,
Calcutta - 700 026.

Prepared in the office of :-

Rs. 28,000.00

:: CONSIDERATION ::

(PRIVATE) LTD.

M/S. DEVELOPMENT CORPORATI

A N D

SRI MANICK BHOWMICK

B E T W E E N

DEED OF SALE DATED - AUGUST, 1986