

3744

3669

200Rs.



slant  
 Exch. A. 10  
 4500/-

Admissible under rule 81,  
 July stamped act 511 of L. R. Act,  
 passed by the Council of India in 1899,  
 and the Act of 1908.

IA No 23 stamp value Rs 44-00  
 7-00  
 stamp fees Rs 45-00 - 51-00

*Handwritten signature*  
 11/5/94

Asst. District Sub-Registrar,  
 Bangalore 24 - Parasara. (R)

51-400/-

THIS INDENTURE made this 11<sup>th</sup> day of May,

One Thousand Nine Hundred and Ninety Two B E T W E E N

SHI DHAMANJAY KUMAR BOY son of Late Jaideb Boy, by  
 faith Hindu, by occupation Service, residing at 47A,  
 Palm Avenue, Calcutta - 700 019, hereinafter referred  
 to as the V E N D O R (which expression shall unless  
 excluded by or repugnant to the context be deemed to  
 mean and include his heirs, executors, administrators,

legal representatives.....

*Handwritten signature*  
 Prishwadeep Chatterjee

4500/-

*Handwritten scribbles*









- 2 -

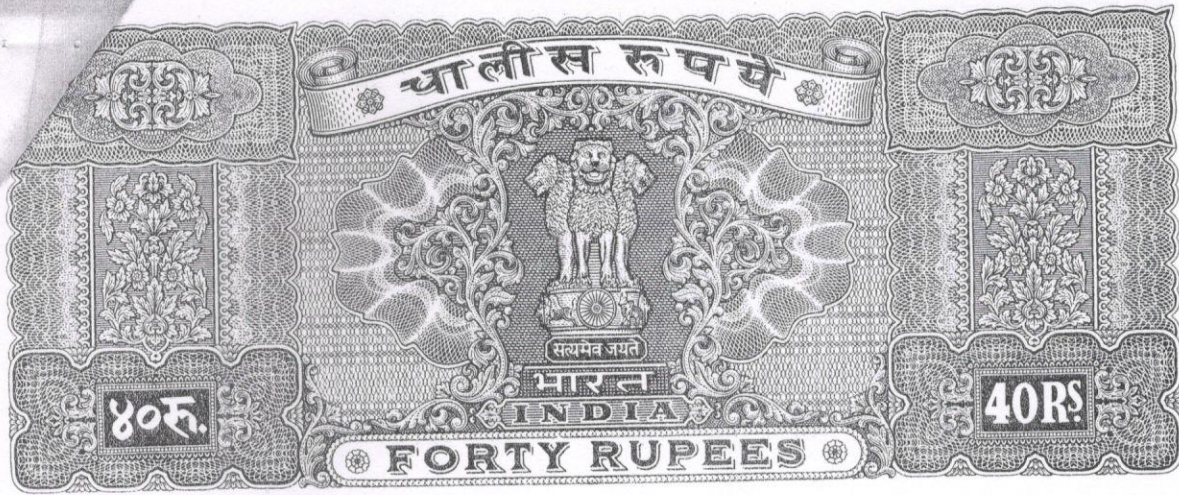
legal representatives and assigns) of the ONE PART  
A N D SUBIR KUMAR BASU son of Late Satyendra Nath  
Basu, by faith Hindu, by occupation Architect, AND  
✓ SMT. SUJATA BASU wife of Sri Subir Kumar Basu, both  
residing at 4, Broad Street, Calcutta - 700 019,  
hereinafter referred to as the PURCHASERS  
(which expression shall unless excluded by or repug-  
nant to the subject or context be deemed to mean and  
include their respective heirs executors administra-  
tors legal representatives and assigns) of the  
OTHER PART.

WHEREAS .....

*Biswadeep Das*

being Holding.....





- 3 -

WHEREAS :

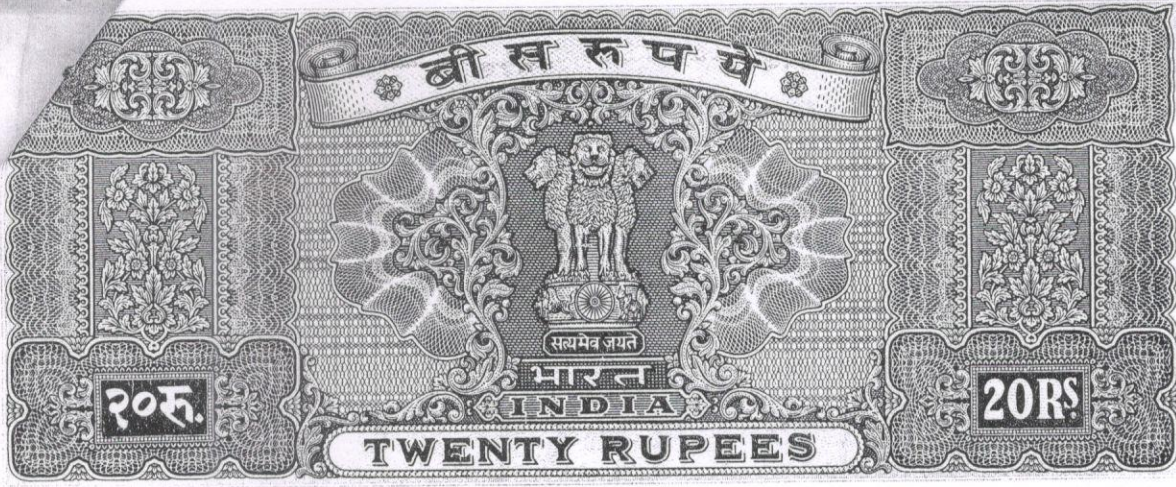
1. Smt. Gouri Roy, since deceased was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of sali land measuring an area of 1 cottah and 8 chittacks be the same a little more or less situate lying at and being Holding No. 54 School Road, in Ward No. 12 within the Rajpur Municipality in Mouza Dhamaitala, J.L. No. 75, R.S. No. 236, Touzi Nos. 3, 4 and 5 Dag No. 389, under Khatian No. 94, and Sub-Registration Office Sonarpur in the District of 24 - Parganas (South) free from all encumbrances charges liens lispensens acquisitions or requisitions whatsoever.

nature.....

*Biswadeep Chatterjee*

being Holding.....





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nature (hereinafter referred to as "the said property")  
 morefully and particularly described in the Schedule  
 hereunder written by virtue of a Bengali Kobala dated  
 the 24th. day of May, 1983 made between Smt. Bela Fani  
 alias Bela Fani Debnath therein referred as Vendor of  
 the One Part and Gouri Roy, the Vendors wife herein,  
 therein referred to as the Purchaser of the Other Part  
 and the said document was registered in the Office of  
 Sub - Registrar at Sonarpur 24 - Parganas in Book No. I,  
 Volume No. 62, Pages 122 to 127, Being No. 2919 for  
 the year 1983.

2. After.....

being Holding.....

2. After purchase of the said plot of land, the said Gouri Roy, since deceased duly muted her name as Owner in the records of the Rajpur Municipality.

3. The said Gouri Roy died intestate on 24.4.91 leaving her husband Sri Dhananjoy Kumar Roy, the Vendor herein as her only heirs and legal representatives as she was issueless.

4. After the death of said Gouri Roy, her husband Sri Dhananjoy Kumar Roy became the absolute Owner of the said property left by the said deceased according to the Hindu Succession Act, 1956.

5. The Vendor is now seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said sali land measuring an area of 1 cottah and 8 chittacks be the same a little more or less situate lying at and being Holding No. 54, School Road, in Ward No. 12, within the Rajpur Municipality free from all encumbrances morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and bordered RED thereon (hereinafter referred to as the "said property").

6. The Vendor has agreed to sell and the Purchasers has agreed to purchase ALL THAT the said piece or parcel of sali land containing an area of 1 cottah and 8 chittacks be the same a little more or less situate lying at and

being Holding.....



being Holding No. 54, School Road, in Ward No. 12 within the Rajpur Municipality in Mouza - Dhamaitala, J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, Dag No. 389, under Khatian No. 94, P.S. and Sub - Registration Office Sonarpur morefully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto and bordered "RED" thereon free from all encumbrances at or for the price of Rs. 4,500/- (Rupees Four thousand and five hundred) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 4,500/- (Rupees Four thousand and five hundred) only paid by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledged and of and from the same and every part thereof acquit release and for ever discharge the said purchasers) the Vendor doth hereby grant convey transfer assign and assure unto and in favour of the Purchasers ALL THAT the piece and parcel of sali land measuring an area of 1 cottah and 8 chittacks be the same a little more or less situate lying and being Holding No. 54, School Road, in Ward No. 12, within the Rajpur Municipality in Mouza Dhamaitala, J.L. No. 75, R.S. Nos. - 236, Touzi Nos. 3, 4 and 5, Dag No. 389, under Khatian No. 94, P. S. and Sub- Registration Office Sonarpur in the District of 24 Parganas (South) morefully and particularly described in the Schedule hereunder written

and also.....

and also delineated in the Map or Plan annexed hereto and bordered "~~RED~~" thereon (hereinafter for the sake of brevity referred to as "the said property") OR WHOSOEVER OTHERWISE the said property or any of them or any part thereof now are or is or at any time or times heretofore were or was situated butted and bounded called known numbered described or distinguished together with all pottahs passages, waters, water courses, drains AND all manner of former and other lights rights, liberties, easements privileges, emoluments advantages and appurtenances whatsoever to the said property belonging or in anywise appertaining or usually held used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto respectively. And the reversion or reversions, remainder or remainders AND all the legal incidents thereof AND all the estate right title interest inheritance use property possession claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said property and every part thereof herein comprised and hereby granted and transferred and every part thereof and all deeds pattahs muniments writings and evidences of title which in anywise relate to the said property or any of them or any part thereof which now are or hereafter shall or may be in the custody power of possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said property and ALL AND SINGULAR other the property herein comprised and hereby granted sold conveyed, transferred assigned and assured expressed or intended so to be

together.....



together with all other rights members and appurtenances belonging thereto respectively unto and to the use of the Purchasers absolutely and for ever free from all mortgages, charges liens, lispensens encumbrances and liabilities whatsoever.

The Vendor doth hereby covenant with the Purchasers (1) That the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property free from all encumbrances and liabilities whatsoever (2) That the Vendor has good right full power absolute authority and indefeasible title to grant sell convey transfer assign and assure ALL AND SINGULAR the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever and (3) That the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly hold possessed enjoy the said property hereby granted and transferred and receive and take the rents, issues and profits thereof and every part thereof without any lawful let suit trouble eviction interruption disturbance claim or demand whatsoever from of or by the Vendor or any other person or persons whatsoever (4) That free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or the otherwise by and at the

costs .....



costs and expenses of the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all estates charges mortgages liens lispendens debts attachments (including attachment under any certificate case or proceedings) executions encumbrances and liabilities whatsoever and (5) That the Vendor and all persons having or lawfully or equitably claiming any right title or interest whatsoever in the said property or any of them or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute or cause to be made acknowledged and executed all such deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part thereof unto and to the use of Purchasers as shall of may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Sali land containing an area of 1 cottah and 8 chittacks be the same a little more or less situate lying at and being Holding No. 54, School Road, in Ward No. 12, within the Rajpur Municipality in

Mouza .....



Mouza - Dhamaitala, J. L. No. 75, R.S. No. - 236, Touzi  
Nos. 3, 4 and 5, Dag No. 389 under Khatian No - 94, P.S.  
and Sub - Registration Office Sonarpur in the District  
of 24 - Parganas (South), and delineated in the Map or  
Plan annexed hereto and bordered "RED" thereon.

*The Land used for Agriculture Purpose*  
OR HOWSOEVER OTHERWISE the said property or any part  
thereof now are or is or heretofore was situate, butted and  
bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the VENDOR has executed  
these presents the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the VENDOR at Calcutta

in the presence of : *Dhananjay Kumar Ray*

1) *Bidhan Krishna Roy*  
*14 C Broad Street*  
*Calcutta 19*

2) *[Signature]*  
*[Signature]*

Memo.....

*[Signature]*



RECEIVED of and from the within named Purchaser  
the within mentioned sum of Rs. 4,500/- (Rupees Four  
thousand and five hundred) only being the amount of consi-  
deration money in full as per memo below :

..... Rs. 4,500/-

MEMO OF CONSIDERATION

Paid by Cash Rs. 4,500/- on this day

R.B.I. Notes Rs. 100/- X 45 Pcs. = Rs. 4,500/-

(Rupees Four thousand Five hundred only)

WITNESSES : *Shamanga Kumar Ray*

- 1) *Madhan Krishna Ray*  
*16/C Broad Street*  
*Calcutta 19*
- 2) *[Signature]*  
*21/8/2007*

Drafted by :

*Manmohan Chandra*  
Advocate,  
Alipore Judges' Court. *Regulation no. 153/182/70.*

Typed by :

*Laxmi Chatterjee*  
Alipore Judges' Court,  
Calcutta - 700 027.

DATED THIS THE 11<sup>th</sup> DAY OF MAY, 19

DEED OF CONVEYANCE

BETWEEN

SRI DHANANJAY KUMAR ROY

..... VENDOR.

SRI SUBIR KUMAR BASU

AND

SMT. SUJATA BASU

..... PURCHASERS.



ADD. District. Sub-Registrar  
Barrackur. 24 - Parganas, (A)



ADD. District Sub-Registrar  
Barrackur. 24 - Parganas, (A)

16/2/94

*[Handwritten signature]*

BOOK No. 48  
Volume No. 358  
Page No. 368  
Date of issue 1992

*[Handwritten signature]*

Makhan Chandra Das  
Advocate,  
7, Jamir Lane,  
Calcutta - 700 019.



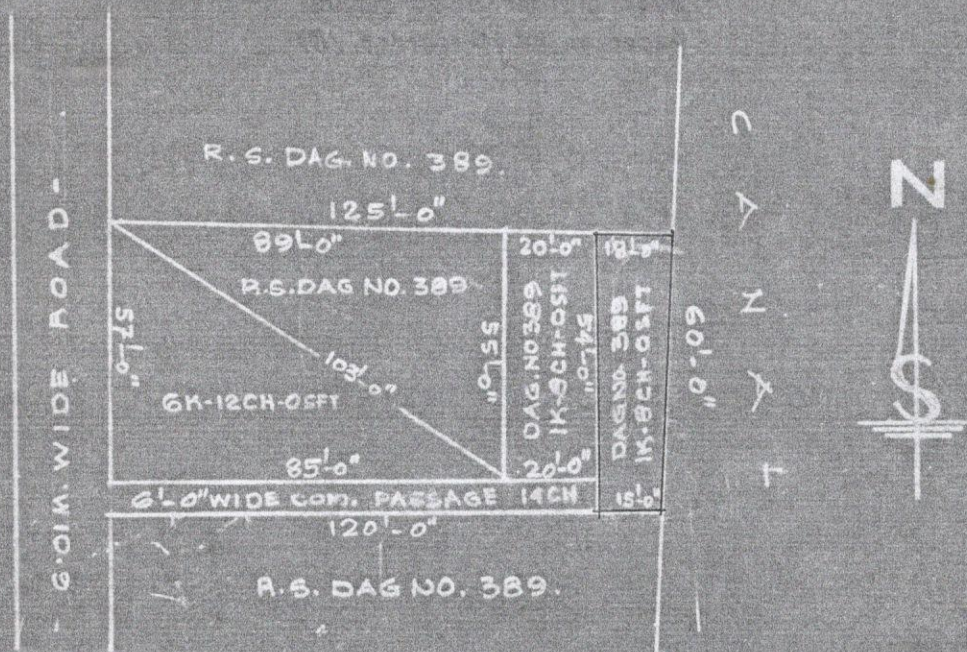
SITE PLAN FOR LAND.

LAND FOR PORTION OF R. S. DAG NO. 389.

MOUZA - DHARAMTALA J.L. NO. 75.

R.S. SONARPUR DIST. 24 PARGANAS.

SCALE - 1:500



*Dhananjay Kumar Roy*

DRAWN BY: SUBRATA KOLEY.

02  
GATEWAY