

0901

01575



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

009614

M.V. & Co., 22/11/2007



Vivekananda Rd. (07631)

23.
 A - 3069 -
 B - 7 -
 C - 55 -
 D - 25 -
 E - 4 -
 Total - 3160 -

13-07

38278.
 28.2.07.
 17100/-

P. S. - Airport
Mouza- Ganganagar,
Deed valued Rs.2,80,000/-

THIS INDENTURE OF CONVEYANCE made this the 29th day of November, Two Thousand and Six, **BETWEEN SRI RABINDRA NATH MITRA** son of Late Ratish Chandra Mitra, by Creed - Hindu, by Occupation - Business, residing at Premises 77, Vivekananda Road, P. S. Girish Park, Kolkata - 700006, hereinafter called and referred to as the **"OWNER/ VENDOR"**

02157-



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

009615

2

(which term or expression shall unless repugnant to the context be deemed to include his heirs, heiresses, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

- (1) **SRI HRISHIKESH JANA**, son of Sri Ananta Kumar Jana,
 - (2) **SMT SNIGDHA JANA**, wife of Sri Hrishikesh Jana,
- both by Creed- Hindu, by Occupation- Business, both are residing at Premises No. 12/C, Thakurdas Chakrabroty Lane,



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

517449

3

P. S. Girish Park, Kolkata-700006, hereinafter jointly called and referred to as the "**PURCHASERS**" (which term or expression shall unless repugnant to the context be deemed to include their respective heirs, heiresses, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Sale dated 8th day of Baishak, 1381 B. S. corresponding to 22nd day of April, 1974 made between Gostho Behari Ghosh son of Late Khetra Mohan Ghosh referred therein as Vendor and Sri Rabindra Nath Mitra

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

517450

4

son of Late Ratish Chadra Mitra referred therein as Purchaser, i.e. the present Owner/Vendor herein, the said Vendor sold, transferred and conveyed to the said Purchaser i.e. the present Owner/Vendor herein **ALL THAT** piece or parcel of Rayati Dhakhali Satwa Sali Land measuring 22 ½ Sataks i.e. 13 Cottahs 10 Chittacks be the same a little more or less comprised in Mouza - Ganganagar, Pargana - Anwarpur, Touzi No. 1526,

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

517451

5

J. L. No. 49, R. S . No. 1, Khatian No. 130, Dag No. (P) 235, with the limits of Barasat Police Station (Now Airport P.S.), District Sub-Registration Office Barasat (Now A.D.S.R. Bidhannagar, Salt Lake City), in the District of North 24-Parganas, and the annual proportionate rent of Rs.6.46 paise payable to the Collector of North 24-Parganas and the aforesaid property is free from all sorts of encumbrances and hereinafter referred to as the "Said Property".

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 179982

6

AND WHEREAS the aforesaid Indenture of Sale dated 22.04.1974 was duly registered with the Office of the District Sub-Registrar at Barasat, North 24-Parganas and recorded in its Book No. 1, Volume No.47, Pages 185 to 188, Being No. 3864, for the year 1974.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 794131

7

AND WHEREAS after purchasing the said property the present Owner/Vendor herein got his name mutated as the recorded Owner with the office of the Junior Land Reforms Officer (J..L.R.O.) at Barasat-II, 24-Parganas (North), vide M. case No.54/33 of 1974-75.



पश्चिम बंगाल WEST BENGAL

09AA 037880

8

AND WHEREAS the Owner/Vendor has agreed to sell and the Purchasers have agreed to purchase 7 (seven) Cottahs 29 (twenty nine) sq. ft. Shali land more or less out of the said property which is free from all sorts of encumbrances, charges, liens, attachment etc. whatsoever and the same is more precisely described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and border with "RED" at or for the price of Rs.2,80,000/- (Rupees Two Lacs Eighty Thousand) only.

NOW THIS INDENTURE WITNESSETH that in consideration of Rs.2,80,000/- (Rupees Two Lacs Eighty Thousand) only to the Owner/Vendor paid by the Purchasers as per memo below at or immediately before the execution of these presents the receipt whereof the Vendor doth hereby as well as by the receipt hereby written, admit and acknowledge and of and from same and every part thereof hereby grant, release and forever discharge the said Purchaser as well as the said property (particularly described in the Schedule hereunder written). The Owner/Vendor doth hereby sell, grant, convey, assign, unto the Purchasers free from all encumbrances, attachments, charges, liens, lispendent **ALL THAT** piece or parcel of Shali land measuring about 7 (seven) Cottahs 29 (twenty nine) sq. ft. more or less out of 22 ½ satak i.e. 13 (Thirteen) Cottahs 10 (Ten) Chittacks more or less and the right of common passage and all rights, easements and appurtenances as particularly mentioned and described in the Schedule hereunder written **TO HAVE AND TO HOLD** the said property hereby granted, transferred, conveyed, and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever free from all sorts of encumbrances whatsoever.

THE OWNER/VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :-

1. **THAT** notwithstanding any act, deed matter or thing whatsoever done by the Owner/Vendor or his predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner/Vendor in fully and absolutely seized and possessed of the condition, use, trust or other thing whatsoever or alter or make void the same.

2. **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Owner/Vendor now has god right, full lawful absolute authority and indefeasible title to grant, convey, transfer and assigns this land hereby granted, transferred and assigned or expression or intended to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

3. **THAT** the Purchasers shall and may from time to time at all times hereafter peaceably and quietly held occupy possesses and enjoy the land hereby granted, transferred and assigned and take rents and profits thereof absolute use and benefit without hindrance, interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the person whatsoever.

4. **THAT** free clear, freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Owner/Vendor and sufficiently saved, defended, kept harmless and other estate, rights, title, claim or demand whatsoever from or by the Owner/Vendor or any person or persons whatsoever and mortgages, charges, liens, lispendens, attachments and all sorts of encumbrances whatsoever.

5. **FURTHER** that the Owner/Vendor and all persons having and lawfully claiming any estate right, title or interest unto of the said land and every part thereof from under or in trust for the Owner/Vendor and predecessor-in-title or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed, all such acts, assurances, and things whatsoever for further better and perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required.

6. **THAT** the said property or any and every part thereof is not attached in any proceeding including certificate 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 filed in the Office of Certificate Officer under the provisions of the Public Demands Recovery Act and no steps taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate duty authorities.

7. **THAT** no notice issued under the Public Demand Recovery Act has been served on the Owner/Vendor nor any such notice has been published.

8. **THAT** the Owner/Vendor has not yet received any notice of requisition or acquisition of the property prescribed in the schedule below.

9. **THAT** the Purchasers and all person or persons claiming through under themselves shall have undisputed and all manner of rights through over or under the common passage.

It is hereby declared that the said property described in the Schedule below, is the self acquired property of the Owner/Vendor and they are not the benamder of any one.

10. **AND** the Owner/Vendor delivers this day possession of the said property unto the Purchasers.

**SCHEDULE OF PROPERTY ABOVE REFERRED TO
(BEING THE SUBJECT MATTER OF THIS DEED OF
CONVEYANCE)**

ALL THAT piece or parcel of rayati Dhakhali Satwa Sali Land measuring **7 (Seven) Cottahs 29 (Twenty Nine) Square feet** more or less out of $22 \frac{1}{2}$ Sataks i.e. 13 (Thirteen) Cottahs 10 (Ten) Chittacks be the same a little more or less comprised in Mouza - Ganganagar, Pargana - Anwarpur, Touzi No. 1526, J. L. No. 49, R. S. No. 1, Khatian No. 130, Dag No. (P) 235, with the limits of Airport Police Station, Additional District Sub-Registration Office Bidhannagar, Salt Lake City, in the District of North 24- Parganas, and the annual proportionate rent of Rs. 6.46 paise payable to the Collector of North 24- Parganas, in Ward No. 16, within the municipal limits of the Madhyamgram Municipality which is demarcated and delineated in the side plan annexed hereto marked with red colour border and the same is butted and bounded as follows :-

- ON THE NORTH** : By owner/Vendor's land.
ON THE SOUTH : By Organon Factory.
ON THE EAST : By Owner/Vendor's land.
ON THE WEST : By Owner/Vendor's land and Passage.

The Purchasers and their men, agents and associates shall have every relight to use the passage for their ingress and egress.

14

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :

1. *[Signature]*
70, W.C. Banerjee St.
Kolkata - 700006

[Signature]

**SIGNATURE OF THE VENDOR/
OWNER**

2. *[Signature]*
8, W. Park Street
Kolkata - 700001

1. *[Signature]*
2. *[Signature]*

SIGNATURE OF THE PURCHASERS

Read over and
Drafted by me *[Signature]*

MANABENDRA SAHA RAY

Advocate.

Small Causes Court Bar Association
2 & 3, K. S. Roy Road (4th floor),
Kolkata- 700 001

Computer Printed by me :

[Signature]

Das Type Chamber
12, Old Post Office Street
Kolkata- 700001.

15/5

RECEIVED Rs.2,80,000/- (Rupees Two Lacs Eighty Thousand)
only of and from the within named Purchasers being the full
consideration money as per Memo below:

MEMO OF CONSIDERATION

Entire amount has been paid in cash.

WITNESSES :

1. *[Handwritten signature]*

[Handwritten signature]
SIGNATURE OF THE VENDOR

2. श्री रामचंद्र शर्मा
32, (सू. एम. ए. शर्मा)
बनारस - 2

SITE PLAN FOR THE
SHOWING POSITION IN
MOUZA-GANGA NAGAR, J.L.
NO-49, R.S. NO-1, TOUZI NO-1562,
DAG NO-(P) 235, KHATIAN NO-130
P.S.-AIR PORT, DIST-24 PGS.(N)
UNDER MADHAMGRAM MUNI-
CIPALITY WARD NO-16

SCALE: 1:3000=0.1"

AREA STATEMENT

AREA OF LAND: 7K00-CH. 29 SFT. =
5069 SFT. (MORE OR LESS)

SHOWN IN RED COLOUR

OUT OF TOTAL AREA-13K10CH.33 SFT.

NAME OF THE PURCHASER(S)

SRI HRISHIKESH JANA

SMT SNIJDHA JANA

Hrishikesh Jana

Snigdha Jana

SIGNATURE OF THE PURCHASER(S)

[Signature]

SIGNATURE OF THE VENDOR

DATE

19-10-2006

Anup Gorai

DRAWN BY-ANUP GORAI
18 PRINCIPAL KHUDIRAM
BOSE ROAD KOLKATA-700005
PHONE-9433642855
25331526

NORTH



LAND OF RABINDRA NATH MITRA

LAND OF RABINDRA NATH MITRA

LAND OF ARGAMAN FACTORY

LAND OF RABINDRA NATH MITRA

OPEN SPACE

OLD JOSHOR ROAD



SPECIMEN FORM FOR TEN FINGERPRINTS



K. J. N. S. S. S.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



H. S. K. S. S. S.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



S. S. S. S. S.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

DATED THIS THE 29th DAY OF November, 2006

BETWEEN

SRI RABINDRA NATH MITRA

VENDOR

AND

SRI HRISHIKESH JANA

SMT SNIGDHA JANA

PURCHASERS

DEED OF CONVEYANCE

MANABENDRA SAHA RAY

Advocate.

Small Causes Court Bar Association

2 & 3, K. S. Roy Road (4th floor).

Kolkata- 700 001