

Kunal Gohli
Bealish Kaul
Bhargat Abhral

9292
 (I) (II) (3)
 F (2) 6-65
 G (a) 5-65
 G (b) 5-65
 Stamp 16-65
 Fees in C.F.S.
 No. of C. Paper

No-6439

Record Keeper
 Bilgore Sadar, Kogn. Office

Special Adhesive Stamps	5000-
" " " "	1000-
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admissible under Regn. rule of 21 and 22 of the West Bengal Post Office Act, 1955
 duly 5-65
 Stamp 5-65
 Stamp Fee, 1955 as entered in 1974 Schedule IA No 23
 4-50 Process Fee in C.F.S.

A 693.00
 H 28.00
 M/B 4.00
 725.00

Stamp Affixed by
 G. Pragnibha
 17.5.89

Stamp Superintendent
 Calcutta - Collectorate

Sd/- G.R. Brahma
 Registrar of S.I.
 18.5.89

6583
15-5-89

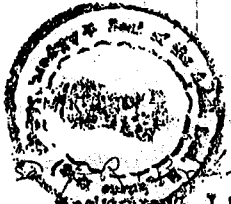
REG. NO. 6853

10/5

Presented for Registration on
11-20 A.M. 18th
May 1989
at the office of the
Registrar of
South 24 Parganas
District
of West Bengal
at 19... authenticated by
the Registrar of...

Arpita Ganguly

D. Arpita Ganguly.



Registrar of
South 24 Parganas
18.5.89

Execution is admitted
Arpita Ganguly
Daughter of Jyotish
of 18, Dr. B.C. Roy Road
District 24 Parganas, P.S. Sonarpur
By Caste/Hindu/Muslim
By Profession Student

T.S. no- 6853
D. Arpita Ganguly.

Identified by
Jyotish - Ganguly.

Stadi Upadhar Gandoman
of 18, Dr. B.C. Roy Road
District 24 Parganas, P.S. Sonarpur
By Caste/Hindu/Muslim
By Profession

Identified
Jyotish - Ganguly
Stadi Upadhar Gandoman Ganguly
of 18, Dr. B.C. Roy Road
Jagat Dal, P.S. Sonarpur
24 Parganas.

D. G. R. Bhattacharya
Registrar of S. 24 Parganas
18.5.89

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THIS INDENTURE made this 18th day of May
One Thousand Nine Hundred and Eighty-nine B E T W E E N
SMT. ARPITA GANGULY daughter of Sri Jyotish Ganguly,
by religion Hindu, by Occupation Student, residing at
18, Dr. B.C. Roy Road, P.O. Dakshin Jaggadal, Rajpur,
24-Parganas (South), hereinafter referred to as the
"VENDOR" (which term or expression unless excluded by
or repugnant to the context shall mean and include
her heirs, executors, administrators and legal
representatives)

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representatives) of the ONE PART A E R KUNAL GUHA son of Sri Rameswar Guha, by religion Hindu, by Occupation *Student Business*, residing at No. 7, Ganesh Chandra Avenue, Calcutta-700 011, hereinafter referred to as the "PURCHASER" (which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART :

WHEREAS the Vendor is the rightful absolute Owner of the properties situated and lying at District South 24-Parganas, P.S. Sonarpur, Mouja Jaggadal, comprised of R.S. Dag No. 3102 and 3103, under Khatian No. 666 and 664/2, being recorded as Bagan that is agricultural land used for the agricultural purpose AND WHEREAS the Vendor is seized and possessed of and is sufficiently entitled to ALL THAT 17 (Seventeen) Cottahs of land recorded as Bagan in Dag No. 3102 and 3103, AND WHEREAS the above property originally belonged to Surendra Nath Das Kayal who was a tenant in respect of the said property under the superior landlord Sashi Bhusan Bandopadhyay AND WHEREAS the said Surendra Nath Das Kayal was in actual Khas possession and enjoyment of the said property on payment of rents to the superior Landlord AND WHEREAS the name of said Surendra Nath Das Kayal was recorded as such a tenant in the C.S. Record of rights AND WHEREAS the said Surendra Nath Das Kayal during his life time executed a Deed of Family Settlement on the 15th January 1957 whereby he settled all his properties including the above property in favour of his three sons Debendra Narayan Das Kayal, Dwijendra Narayan Das Kayal and Lokendra Narayan Das Kayal being his three sons and the said Deed of Family Settlement was

registered

registered in the Sub-Registry Office at Baruipore in its Book No. 1, Volume No. 12, at Pages 24 to 37 and Being No. 216 for the year 1937 and by virtue of such document Surendra Nath Das Kayal relinquished his secular interest in respect of the said property and thereafter at the time of revisional settlement operation the superior Zamindari interest vested in the State of West Bengal by the operation of the West Bengal Estates Acquisition Act and the above properties were recorded accordingly in the name of the said three sons of Surendra Nath Das Kayal in the R.S. record of rights and they on payment of rents and taxes recorded their names in the State of West Bengal as well as in the Rajpur Municipality and were enjoying the said property AND WHEREAS the said three brothers sold their said property in favour of the One Smt. Aruna Devi by one registered conveyance dated 20th January, 1961 which was registered in the Sub-Registry Office at Baruipore as being No. 372 for the year 1961 for the consideration therein mentioned.

AND WHEREAS by an Indenture of conveyance dated the 21st day of September 1981 made between the said Smt. Aruna Devi of the One Part and Smt. Arpita Ganguly the Vendor herein of the Other Part and registered in Book No. 1, Volume No. 345, Pages 47 to 61, Being No. 10790 for the year 1981 at the Office of the District Registrar at Alipore the said Smt. Aruna Devi did for the consideration therein mentioned sell grant transfer convey assure and assign unto and in favour of the said Vendor. ALL THAT the land hereditaments and premises more particularly described in the Schedule thereunder written including the

part -----

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part or portion described in schedule "A" hereunder written free from all encumbrances absolutely and for ever.

AND WHEREAS ever since such purchase the Vendor became the rightful absolute Owner of the said property and is in actual khas possession of the said property and has recorded her name in the records of the State of West Bengal and is regularly paying rent and is enjoying the said property as Bagan.

AND WHEREAS the Vendor expressed her desire to sell the said property and the Purchaser coming to know of the same offered to purchase 5.57 Kathas of land out of the said total holding of 17 (Seventeen) Cottahs as shown and delineated in the Plan annexed hereto at or for the lump sum price of Rs. 63,240/- (Rupees Sixty-three Thousand Two Hundred and Forty) only.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase and acquire ALL THAT the said property shown in the said plan free from all charges encumbrances liens, dispendans attachments requisitions acquisitions trusts at and for a consideration of Rs. 63,240/- (Rupees Sixty-three Thousand Two Hundred and Forty) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 63,240/- (Rupees Sixty-three Thousand Two Hundred and Forty) only being the full price of the said land containing an area of 5.57 Cottahs be the same a little more or less (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every

part

- 5 -

part thereof doth hereby acquit, release and for ever
exonerate the Purchaser and the said land hereby
conveyed) the Vendor doth hereby grant, transfer, convey,
assign and assure unto and to the Purchaser absolutely and
for ever free from all encumbrances and in a vacant
condition ALL THAT piece or parcel of Agricultural land
recorded as Bagan measuring 5.57 Cottahs comprised in R.S.
Dag No. 3102 and 3103, under R.S. Khatian No. 666 and
684/2, Sub-Registry Barulpore now Sonarpur, Pargana Magura,
Taluka Nos. 67, 49, 63, 64 and 68, R.S. No. 333, J.L. No. 71,
Kouja Jaggedal more particularly described in the Schedule
hereunder written OR HOWSOEVER OTHERWISE the said lands,
hereditaments and premises or any part thereof now are or
is or heretofore were was situated, tenanted, bounded,
called, known, numbered, described or distinguished
together with free and unrestricted liberty rights and
benefits of common passages and ways and all rights of
easements for passages for drains, water taps pipes for
filtered and unfiltered water connections, electric coils
and cables, telephones and gas and all other usual rights
to enter upon under and along the said passage and/or any
other roads and the right of obtaining water connection
from the water mains of the Municipality and Electric
Company and all the benefit of Electric Light and
connections through the said passage and all other
benefits and amenities provided and/or as may be provided
in future and all trees, fences, hedges, ditches ways, walls,
courtyards, paths, passages, sewers, drains water,
watercourses, light and all manner of rights, liberties,
privileges, easements and appurtenances whatsoever to the
said land, hereditaments and premises belonging or in any
wise appertaining thereto or usually held or enjoyed
therewith or reputed to belong or be appurtenant thereto
A N D the reversion and reversions remainder and remainders

rents.....

rents issues and profits thereof and of every part thereof
A N D all the estates right, title, interest, claims or
demands whatsoever both at law or in equity of the Vendor
unto and upon the said land hereditaments and premises or
any part thereof TOGETHER WITH all deeds, pathas, muniments
of title whatsoever in anywise relating to or concerning the
the said lands hereditaments and premises or any part
thereof which now are or hereafter shall or may be in the
possession or control of the Vendor or any other person or
persons from whom she may procure the same without any
motion in law or in equity AND ALL rights and advantages
of the Vendor by and under the covenant for production of
the relevant title deeds relating to this piece of land
and TO HAVE AND TO HOLD the said lands, hereditaments and
premises hereby granted, conveyed, transferred and assured
or expressed and intended so to be including the right of
way etc. as stated above unto and to the use of the
Purchaser absolutely and for ever and free from all
encumbrances and in a vacant condition A N D the Vendor
doth hereby covenant with the Purchaser that
notwithstanding any act deed or thing by the Vendor or by
any of her predecessors in title done or knowingly
suffered to the contrary the Vendor has good right, full
power and absolute authority to grant, convey, transfer
and assure the said land, hereditaments and premises
hereby granted or expressed so to be unto and to the use
of the Purchaser in the manner aforesaid A N D the
Purchaser shall and may at all times hereafter peaceably
and quietly enter and peaceably and quietly possess and
enjoy the said land, hereditaments and premises and
receive the rents, issues and profits thereof without any
lawful eviction interruption claim or demand whatsoever

from

from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her predecessors in title, AND THAT free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner of claims charges, liens, debts, attachments and incumbrances whatsoever more or suffered by the Vendor or any of her predecessor in title or any person or persons lawfully or equitably claiming as aforesaid AND WHEREAS the Vendor covenants to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever AND FURTHER that the Vendor and all persons having or equitably claiming any estate or interest in the said land, hereditament and premises or any part thereof from under or in trust for the Vendor or from or under any of her successors or predecessors in title 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 and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land, hereditaments and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required A N D the Vendor shall and will at all times and from time to time hereafter at every reasonable request and at the costs of the Purchaser or any other person or persons whom the Purchaser may authorize produce or cause to be produced at any Offices, Courts or commission for examination of witnesses or otherwise as occasion may require all or any of her documents of title papers and writings relating to the property hereby granted and conveyed

RECEIVED of and from
 the within named Purchaser the
 within mentioned sum of Rs. 63,240/-
 (Rupees Sixty-three Thousand Two
 Hundred and Forty) only being the
 full consideration money payable
 by the Purchaser to me as per
 Memo below :-

Rs. 63,240.00

(Rupees Sixty-three Thousand Two
 Hundred and Forty) only.

MEMO OF CONSIDERATION

Paid Rs. 63,240/- (Rupees Sixty-three Thousand
 Two Hundred and Forty) only vide Pay-Order No. 447/89,
 dated 12th May, 1989, on Bank of Maharashtra, Ganesh
 Chandra Avenue Branch, Calcutta - 700 013.

A. Pita Ganguly.

"VENDOR"

WITNESSES :-

1. Rameswar Ghata.
 7, Ganesh ch. Avenue
 Calcutta - 13.

2. J. Ganguly
 18, G. S. Be. Roy Road.
 P. S. Laxshmi Jagatani.
 24 Pgs - 743379

W. Chandra Shekhar Das.
 Typed by me.

Sd. [Signature]
 Solicitor & Advocate

Drafted by me.