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Verify with
deal no 5614/81
of S.R. Gharat

Stampable Under Rule 21 & also subject stamp duty of Rs. 4.50
of W. B. L. R. Act, 1951, as amended by Act No. 18 of 1956, as per
stamped under the India Stamp Act, 1899, subsequently amended Schedule
1 A, No. 23 date 23/12/96
Fee Paid 4.50

Handwritten signature and scribbles.

Signature
a/s. 1 (B)
North 24 Parganas, Barasat

Signature
a/s. 1 (B)
North 24 Parganas, Barasat

THIS INDENTURE made on this the 26th day of December
one thousand nine hundred and ninety five BETWEEN
SMT. HARVANS KAWR wife of Sri Sakatar Singh, residing
at Mahua Auto Spares, Jessore Road, Choumatha, Police
Station Barasat, District 24 parganas (N), by caste Hindu
by occupation Housewife, hereinafter called the VENDOR

A2519/-
H 281/-
m(b) 4/-
2551/-

Vendor
value amount
Rs 230000/-
stamp deposit
Rs 19000/-

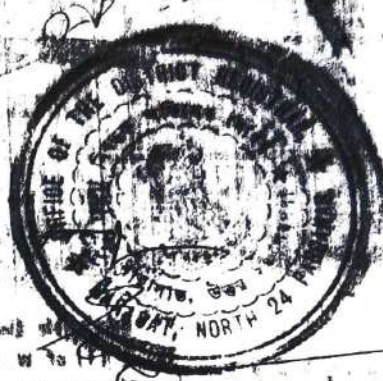
(which expression shall unless excluded by or repugnant to
the context be deemed to include her successors, repre-
sentatives and assigns) of the ONE PART;

Handwritten signatures and scribbles at the bottom of the page.

Contd....P/2...

19717
Rahendra Keshavn
Jessore Rd. Madhyamgram
Dist. P. G. (N)

12/95



12/99

Stamp on the...
of the Sadar Registration
District of the...
Kauk

Harbans Kaur
By The Power of
Sakatar Singh

Harbans Kaur
No. 110 Sakatar Singh
Malwa Auto Spares, Jessore
Road
Dist. 24 Parganas (N) Chaurmatha
By Caste Hindu
No Profession Housewife

Stamp No. 7 (B)
North 24 Parganas
10/11/96

Harbans Kaur
By The Power of
Sakatar Singh

Sakatar Singh
No. Ram Singh
Malwa Auto Spares, Jessore
Road,
Dist. 24 Parganas (N) Chaurmatha
By Caste Hindu
No Profession Business



Sakatar Singh
No. 10 Lali Ram Singh
Malwa Auto Spares
Jessore Road, Chaurmatha
24 Parganas (N)
Business

Stamp No. 7 (B)
North 24 Parganas, Jessore
10/11/96



- 2 -

- AND -

SRI RABINDRA KESWANI, son of Sri Nandlal Keswani,
residing at Jessore Road, Machyam Gram, P.S. Barasat,
District North 24 parganas, by faith Hindu, by occupation,
Business, hereinafter called the PURCHASER (which
expression shall unless excluded by or repugnant to the
context be deemed to include her successors, represen-
tatives and assigns) of the OTHER PART;

contd...P/3...

W H E R E A S :

1. By Bengali Kobala dated 19th of day of April, 1934 and registered at the Barasat Sub- registration office in Book No.I, Volume No.11, Pages - 290 to 292 Being No. 960 for the year 1934, Rabindra Chandra Deb purchased from Gobardhan Mondal Raiyat Sthitiban Shali land measuring 2 acres and 7 decimals and comprised in C.S. Dag No. 117 of C.S. Khatian No. 212 in Mouza- Chandnagar within Barasat Police Station in the District of 24-Parganas.

By Bengali Kobala dated the 18th day of April 1935 and registered at the Barasat Sub- registration office in Book No.I, Volume No. 12 Pages 161 to 163, Being No. 984 for the year 1935 the said Rabindra Chandra Deb purchased from Golam Riazuddin Mondal and other Raiyat Sthitiban Shali land measuring 19 decimals in Dag No. 111 of Khatian No. 120 and also measuring 24 decimals in Dag No. 115 in Khatian No . 120 both in the said Mouza- Chandnagar.

By Bengali Kobala dated 20th day of January, 1936 and registered at the Barasat Sub- Registration office in Book No.I, Volume No. 6 Pages 11 to 12 Being No. 223 for the year 1936 the said Rabindra Chandra Deb purchased from Sheikh Mohammad Hossain in another Raiyat Mekarari Danga had measuring 25 decimals in Dag No. 109 of Khatian No. 72 in the said Mouza- Chandnagar.

ContdP/4.

By Bengali Kibala dated 29th day of August 1938 and registered at the Barasat Sub- registration office in Book No. I Volume No. 26 Pages 267 to 268 Being No. 2413 for the year 1938 the said Rabindra Chandra Deb purchased from Yakub Ali Raiyat Mekarari Danga land measuring 39 decimals in Dag No. 114 of Khatian No. 122 and also measuring 37 decimals in Dag No. 116 of Khatian No. 122 in the said Mouza- Chandnagar.

At the revisional Settlement the said C.S. Dag No. 117 of Khatian No. 212 was sub-divided into three Dags, namely, R.S. Dag No. 402, 403 and 401/639 recorded in R.S. Khatian No. 211, Similarly, the C.S. Dag No. 111 and 115 of Khatian No. 120 respectively. Similarly the C.S. Dag No. 114 and 116 of Khatian No. 122 were changed to R.S. DAG No. 400/637 and 400/638 in R.S. Khatian No. 122.

At the Revisional settlement the C.S. Dag No. 109 of C.S. Khatian No. 72 containing a total area of 25 decimals was changed to R.S. Dag No. 394 (20 decimals) and 392/735 (5 decimals) in R.S. Khatian No. 296.

By a Decree passed on the 1st day of June, 1961 in Title Suit no 61 of 1958 of the court of the First Munsif at Barasat wherein the vendors on substitution in the place of the said Rabindra, Chandra Deb were the Plaintiffs and Sm. Renuka Singh was the Defendant, the land measuring 1065 sq. ft. being portion of land in R.S. Dag No. 394 and 392/735 (C.S. Dag No. 109) in R.S. Khatian No. 296 (C.S. Khatian No. 72) in the said Mouza Chandnagar was declared to the property of the Plaintiffs.

ContdP/5.

By Bengali Kobala dated the 16th day of May, 1956 and registered at the Barasat Sub- Registration office in Book No.I, Volume No.63 Pages 52 to 56 Being No.5666 for the year 1956 (1) Sm. Rama Ghosee (2) Rathindra Chandra Deb (3) Ranandra Chandra Deb (4) Ramendra Chandra Deb, purchased from Amir Hossain and Others Raiyat Sthitiban Shali land measuring 21 decimals in C.S. Dag No. 112 of of C.S. Khatian No. 121 in the said Mouza- Chandnagar which was changed to R.S. Dag No. 397 in R.S. Khatian No. 121 at the Revisional settlement.

By Bengali Kobala dated the 16th day of February, 1961 and registered at the Barasat Sub- registratio office in Book No.I Volume No. 31 ~~xx~~ Pages 3 to 8, Being No. 1767 for the year 1961 (1) Sm Rama Ghosee (2) Rathindra Chandra Deb (3) Ranandra Chandra Deb (4) Ramendra Chandra Deb, purchased from Sheikh Yakub Ali Shali land measuring 36 decimals in R.S. D_ag No. 401 (C.S. Dag No.113) of R.S. Khatian No. 427 (C.S. Khatian No.108) in the said Mouza- Chandnagar.

Rabindra Chandra Deb purchased an area of 61 decimals comprised in C.S. Dag No. 98 recorded in C.S. Khatian No. 150 in Mouza Chandnagar. During the time of Revisional Settlement operation, the said C.S. Dag No.98 was sub-divided into two Dags namely R.S. Dag No. 388 and 385/625 with an area of 59 decimals and 2 decimal respectively and was recorded in R.S. Khatian No. 150 in the name of the said Rabindra Chandra Den.

The said Rabindra Chandra Deb died intestate on the 23rd day of May 1958 leaving him surviving his only daughter Smt. Rama Ghose and his three sons, Ramendra Chandra Deb, Rathindra Chandra Deb and Remendra Chandra Deb as his heirs and the legal representatives under Hindu Succession Act, 1956 and being inter-alia seized and possessed of the said land.

AND WHEREAS Sakatar Singh, the vendor herein purchased the under Scheduled 3 (three) Chittaks 8 (eight) Chittacks, 3 (three) sq.ft. of land more or less from (1) Smt. Rama Ghose (2) Rathindra Deb (3) Ramendra Chandra Deb (4) Ramendra Chandra Deb by a Sale Deed executed on 15.6.1981 and registered on 17th day of June 1981 at the office of the Sub-Registrar, Barasat, copied in Book No.I, Volume No. 79 Pages No.112 to 120, Being Deed No.5614 for the year 1981 and enjoyed the same peacefully.

The Vendor herein are in equal shares seized and possessed of or otherwise well and sufficiently entitled to as and for estate equivalent to an estate of inheritance & in fee simple in possession free from all encumbrances to the various agricultural lands in Mouza Chandnagar under Barasat Police Station in the District of 24- Parganas subject to the payment of rent & to the Government of West Bengal through the Junior Land Reforms Office, Barasat.

The Purchaser herein has approached the Vendor with a proposal for purchase of Plot No.18A of the said agricultural land

ContdP/7.

measuring 3 (three) cottahs 8 (eight) chittacks 3 (three) sq.ft. particulars of which are mentioned in the schedule written and delineated in the map or plan annexed herewith within red border and hereinafter referred to as the said agricultural plot of land.

The Vendor herein have agreed to convey the said agricultural plot of land to the purchaser at or for the consideration of Rs. 40,000/- (Rupees Fourty thousand) only to be paid by the purchaser to the vendors in equal shares .

NO THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 40,000/- (Rupees forty thousand) only of lawful money of Union of India well and truly paid by the purchaser to the vendors in equal share on or before the execution of these presents (the receipt whereof the vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do and each of them doth hereby acquit release and forever discharge the purchaser and the said plot of agricultural land hereby granted conveyed sold transferred assigned and assured) the Vendor do and each of them doth hereby to the extent of their beneficial shares and and interest grants convey sell transfer assign and assure unto "the purchaser " firstly ALL THAT the piece or parcel of agricultural land containing an area of 3 (three) Cottahs 8 (eight) chittacks 3 (three) sq.ft. more or less situate in Mouza-Chandnaga

within Barasat Police Station under Barasat Sub-registration office in the District 24-Parganas (hereinafter for the sake of brevity referred to as " the said land") OR HOWSOEVER OTHERWISE the said land or any part or parts thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH all rights benefits, privileges and incidents TOGETHER WITH all pits areas trees plants shrubs bushes yards fences waer watercourses ways paths and passages and all manner of former of former and other rights lights liberties advantages easements privileges emolument appendages and appurtenances whatsoever to the said land or any part or parts thereof belonging or in anywise appertaining or which with the same or any part thereof now are or is or at any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND all the legal incidents and inheritance thereof AND all the ~~rights~~ estate right title interest use possession property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land TOGETHER WITH all deeds pottahs muniments writings and evidences of title exclusively relating to 'the said land' or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the vendor or which the vendor can or may procure

to the same without any action or suit at law or in equity TO
HAVE AND TO HOLD the land AND ALL AND SINGULAR other the premises
hereby granted conveyed sold and transferred or expressed or
intended so to be and every part thereof TOGETHER WITH all its
rights members and appurtenances unto and to the use of "the
purchaser'ss absolutely and for free from all encumbrances
whatsoever.

AND the Vendor do and each of them doth hereby covenants
with the purchaser (1) THAT notwithstanding act deed matter
or thing done or executed or suffered to the contrary by the
Vendor, the Vendors are absolutely seized and possessed of
or otherwise well and sufficiently entitled as and for an
estate equivalent to an absolute estate of inheritance in fee
simple in possession to the "said land and every part thereof
AND (2) THAT the Vendor now have in themselves good right full
power absolute authority and indefeasible title to grant convey
sell transfer assign and assure AND ALL AND SINGULAR the said
land hereby granted sold conveyed and transferred or expressed
or intended so to be unto and to the use of the purchaser in
the manner aforesaid according to the true intent and meaning
of these presents AND (3) THAT the purchaser shall and will
and may from time to time and at all times hereafter peaceably
and quietly enter into hold possess and enjoy the said land
hereby granted sold and conveyed and receive and take the rent
issues and profits thereof and every part thereof without any

lawful let suit trouble hindrance aviction interruption distur-
bance claim and demand whatsoever from or by the vendor and
all persons claiming from under or in trust for the Vendors
AND (4) THAT free and clear and freely and clearly and
absolutely acquitted exonerated discharged and released or
otherwise by the Vendors well and sufficiently saved defended
kept harmless and indemnified of from and against all and all
manner and other estate mortgages charges claims and demand
liens liens debt attachments executions liabilities and
encumbrances, whatsoever created by the Vendors AND (5) THAT
the vendor and all persons having or claiming any estate
right title interest property claim and demand whatsoever
both at law and in equity in to or upon the said land granted
sold conveyed transferred assigned and assured or expressed
or intended so to be or any part thereof from through under
or in trust for the Vendors or any other person or persons
as aforesaid 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 and executed all such acts deeds
matters and things for further better and more effectually or
satisfactorily granting transferring or assuring the said land
and every part or parcel thereof unto and to the use of the
purchaser as shall or may reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of agricultural land being plot No.18A containing an area of 3 (three) Cottahs 8 (eight) chittact 3 (three) sq.ft. be the same a, little more or less situate lying ab and being situated in Mouza- Chandnagar J.L. 44 R.S. No. 167 Tuzi No. 146, Pargana - Anuarpur within Barasat Police Station under Barasat Sub- registration office in the District of 24-Parganas and butted and bounded.

ON THE NORTH BY : Udayrajpur

ON THE EAST BY : Plot No.19A

ON THE SOUTH BY : Plot No.18

ON THE WEST BY : Plot No.11

and fully delineated in the map or plan annexed hereto and thereon shown within red border. An annual proportionate rent of Rs. 0.40 p. is payable to the Government of West Bengal through the Junior Ladd Reforms Officer, Barasat in respect of the above land. The particulars of the said land are given

below :-

C.S. Kh. No.	C.S.Dag No.	R.S. Kh. No.	R.S.Dag No.	Area K.ch.sft.	Nature of land
212	117	211	402	2-15-03	Agricultural
"	"	"	403	0-9-00	"
Total :				3-8-03	

This Sali land is within Municipality under ward Road-34 N.H.

Total : 3-8-03
The limit of Madhyangram no-7 Holding no-8385 Tenore Contd8/12.

*Harbans Chatterjee
Buy The Record of
Safakar Singh*

MEMO OF CONSIDERATION

Paid By - Rs - 40,000: (Fourly Thousand) only in cash.

(Fourly Thousand only).

40,000 - 00

Total :

WITNESSES:

1. Sakat Singh
2. Sukhbinder Singh

Harbans Gaur
 By The ~~Hand~~ of
 Sakat Singh
 SIGNATURE OF THE VENDOR.

Drafted By :-

Ramesh Mukherjee
(Ramesh Mukherjee)

Cossipore Dum Dum

Licence No. DWCI-24

Read over and explained
 to the vendor in Bengali
 Ramesh Mukherjee

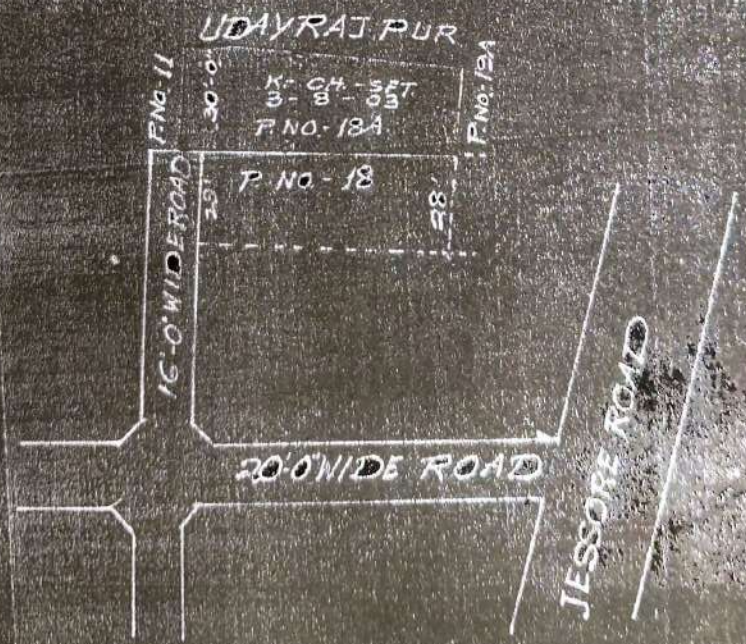
Typed By :

(~~Sandip~~)
 Sandip Roy Barman
 SANDIP ROY BARMAN
 A.D.S.R.O Bidhan Nagar
 Cal-91.

PLAN OF PLOT NO-18A
MOUZA-CHANDNAGAR, J.L.NO.-44,
S.NO.-167, R.S.DAG NOS:- 402 & 403,
S.DAG NO.-117, C.S.KH.NO.-212, R.S.KH.NO.-
211, P.S.-BARASAT, DIST.-NORTH-24-
PARGANAS. SCALE:- 1" (IN) = 50' FT.
AREA IN RED BOUND P NO-18A- 3K-3CH-03-SPT.

Reference: --

PLOT NO & COLOUR	C.S.DA & NO	R.S.DA & NO	AREA	
			N.	CH. SPT
18A	117(P)	402	2	15 03
	117(P)		0	09 00
TOTAL AREA (M ²)			3	08 03



Checked by
 Nazmul Hossain
 (Surveyor)



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10/11/96



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10/11/96

Attached
Book No. 6
Volume No. 10510
Page No. 207
For the Year 1996

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