

STAMP FIXED BY.

DEBIO

Declaration
A Plan ...
...
...
in presence of ...

PLANTY INDEPENDENT
CALCUTTA COLLECTORATE

Handwritten signature/initials

Admissible under Rule 21 and also under
section 5 of the ... Act, 1953
duly ...
require ...
Stamp ... P. fee 3.00 in ...
fee Paid ... Rs 34.50
... 11.80
... 41.30



L.R. day 23/10
No.:

Handwritten notes:
R.G.
7/25/11
R.R. R.R.

Handwritten signature and date:
16/10

THIS INDENTURE made this 15th day of ~~May~~ One thousand
Nine hundred and Eighty-one BETWEEN (1) SM. ~~RAMA GHOSH~~, wife
of ~~Dr.~~ Prabhakar Kumar Ghosh of Flat No. 23F, Queen's Mansion, Park Street
Calcutta, (2) RATHINDRA CHANDRA DEB, son of Rabindra Chandra
Deb, deceased of No. 13A, Pramathes Barua Sarani (formerly Ballygunge
Circular Road) within the Municipal limits of the town of Calcutta, (3)
RANENDRA CHANDRA DEB and (4) RAMENDRA CHANDRA DEB,
both sons of the said Rabindra Chandra Deb deceased both of No. 1, Raj-
endra Deb Road in the town of Calcutta, all Hindu Land holders, hereinafter
called "the VENDORS" (which expression shall unless excluded by or
repugnant to the context be deemed to include their respective heirs execu-
tors administrators and representatives) of the ONE PART AND
SM. SUSHILA DEVI KESWANI, wife of Sri Nandalal Keswani,
residing at Basunagar, Madhyamgram, Police Station Barasat,
District 24-Parganas, by caste Hindu, by occupation Housewife.

hereinafter called "the PURCHASER" (which expression shall unless ex-
cluded by or repugnant to the context be deemed to include her successors,
representatives and assigns) of the OTHER PART—

WHEREAS :

1. By Bengali Kobala dated 19th day of April, 1934 and registered at
the Barasat Sub-registration office in Book No. 1, Volume No. 11, Pages—



Presented for registration
at 12:16 P.M. on the 17th day
of June 1981 at the
Barrow Sub-Registry Office by

Anup Chakrabarty
Executant / Client Attorney for Roma Ghose,
Rathindra ch. Deb, Ranendra ch. Deb
& Ramendra ch. Deb under a general
Power No 10 for 1981 authenticated
by the S.R. of Sealok.

[Faint handwritten text]

[Handwritten signature]

2310

Anup Chakrabarty,

Anup Chakrabarty
as agent for

- ① Smt. Roma Ghose.
- ② Rathindra Chandra Deb
- ③ Ranendra Chandra Deb
- ④ Ramendra Chandra Deb

under the above power
by Anup Chakrabarty
Son of Chilla Bangan Chakrabarty
at 12, Gupta Lane
The Cal-50

by Profession, service / Commissioner's agent
for ① Roma Ghose & Rathindra ch.
Deb ③ Ranendra ch. Deb.
& ④ Ramendra ch. Deb.

[Handwritten signature]

Basudeb Koley
Son of Atkanda Chandra Koley
of Chanditala Begampur
Thana Hoogly
Dist. 24 Parganas
by Case
by Profession, Service / Agent

[Handwritten signature]

Basudeb Koley

[Handwritten signature]

290 to 292 Being No. 960 for the year 1934, the said 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.

2. By Bengali Kobala dated the 18th day of April, 1935 and registered at the Barasat Sub-registration office in Book No. 1, 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 others 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.

3. By Bengali Kobala dated 20th day of January, 1936 and registered at the Barasat Sub-registration office in Book No. 1, Volume No. 6 Pages— 11 to 12 Being No. 223 for the year 1936 the said Rabindra Chandra Deb purchased from Sheikh Mohammad Hossain and another Raiyat Mocarari Danga land measuring 25 decimals in Dag No. 109 of Khatian No. 72 in the said Mouza—Chandnagar.

4. By Bengali Kobala dated the 29th day of August, 1938 and registered at the Barasat Sub-registration office in Book No. 1 Volume No. 26, pages 267 to 268 Being No. 2413 for the year 1938 the said Rabindra Chandra Deb purchased from Yakub Ali Raiyat Mocarari 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.

5. 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 were changed to R.S. Dag No. 395 and 400 in R. S. 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.

6. 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.

7. 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. feet 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.

8. By Bengali Kobala dated the 16th day of May, 1959 and registered at the Barasat Sub-registration office in Book No. 1, Volume No 63

Pages 52 to 56 Being No. 5666 for the year 1956 the Vendors Purchased from Amir Hossain and Others Raiyat Sthitiban shali land measuring 21 decimals in C.S. Dag No. 112 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.

9. By Bengali Kobala dated the 16th day of February, 1961 and registered at the Barasat Sub-registration office in Book No. 1, Volume No. 31 Pages 3 to 8, Being No. 1767 for the year 1961 the Vendors purchased from Sheikh Yakub Ali shali land measuring 36 decimals in R. S. Dag No. 401 (C. S. Dag No. 113) of R. S. Khatian No. 427 (C. S. Khatian No. 108) in the said Mouza—Chandnagar.

10. 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 Deb.

11. The said Rabindra Chandra Deb died intestate on the 23rd day of May 1958 leaving him surviving his only daughter, Sm. Rama Ghose and his three sons, Ranendra Chandra Deb, Rathindra Chandra Deb and Ramendra Chandra Deb (the Vendors herein) as his heiress and the legal representatives under Hindu Succession Act, 1956 and being inter-alia seised and possessed of the said land.

12. The Vendors herein are in equal shares seised 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 Officer, Barasat.

13. The Purchaser herein has approached the Vendors through Rabindra Nath Bhattacharjee and Suvankar Banerjee with a proposal for purchase of Plot No. 19 of the said agricultural land measuring 3 Cottahs 1 Chattaks 39 Sq. feet particulars of which are mentioned in the schedule hereunder written and delineated in the map or plan annexed herewith within red border and hereinafter referred to as the said agricultural plot of land.

14. The Vendors herein have agreed to convey the said agricultural plot of land to the purchaser at or for the consideration of Rs. 5,000-00 (Rupees Five Thousand only) to be paid by the purchaser to the Vendors in equal shares.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,000-00 (Rupees Five Thousand) only of lawful money of Union of India well and truly paid by the purchaser to the Vendors in equal shares 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 Vendors do and each of them doth hereby to the extent of their beneficial shares and interests grant convey sell transfer assign and assure unto 'the purchaser' firstly ALL THAT the piece or parcel of agricultural land containing an area of 3 Cottahs

1 Chattaks 39 sq. feet more or less situate in Mouza Chandnagar within Barasat Police Station under Barasat Sub-registration office in the District of 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 water water-courses ways paths and passages and all manner of former and other rights lights liberties advantages easements privileges amoluments 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 estate right title interest use possession property claim and demand whatsoever both at law and in equity of the Vendors into and upon the said land TOGETHER WITH all deeds pottahs munimerts 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 Vendors or which the Vendors can or may procure 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' as absolutely and for ever free from all encumbrances whatsoever.

AND the Vendors do and each of them doth hereby covenant with the purchaser (1) THAT notwithstanding any act deed matter or thing

done or executed or suffered to the contrary by the Vendors, the Vendors are absolutely seised 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 Vendors 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 rents issues and profits thereof and every part thereof without any lawful let suit trouble hindrance aviction interruption disturbance claim and demand whatsoever from or by the Vendors 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 estates mortgages charges claims demand liens liabilities debts attachments executions liabilities and encumbrances whatsoever created by the Vendors AND (5) THAT the Vendors 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 ganting 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 picce or parcel of agricultural land being plot No. 19 containing an area of 3 Cottahs 1 Chattaacks and 39 sq. feet be the same a little more or less situate lying at and being situated in Mouza— Chandnagar J. L. 44 R. S. No. 167 Touzi 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 Plot No. 19A
- On the East by Jessore Road
- On the South by Plot No. 21
- On the West by Plot No. 18

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 Land 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	403	3-1-39	Agricultural

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS at Calcutta
in the presence of :

Alha (D. Ghose)

of 237 Queen's Main
12 Park St Cal - 700071

Jaydeb Kumar Datta Advocate
Rabinarayan Bhattacharya 48, D. T. Rd. Cal-50

RECEIVED of and from the within named purchaser the within mentioned sum of Rs. 5,000-00 (Rupees Five Thousand ..) only in full payment of the within consideration as per Memo. below : Rs.

MEMO OF CONSIDERATION :

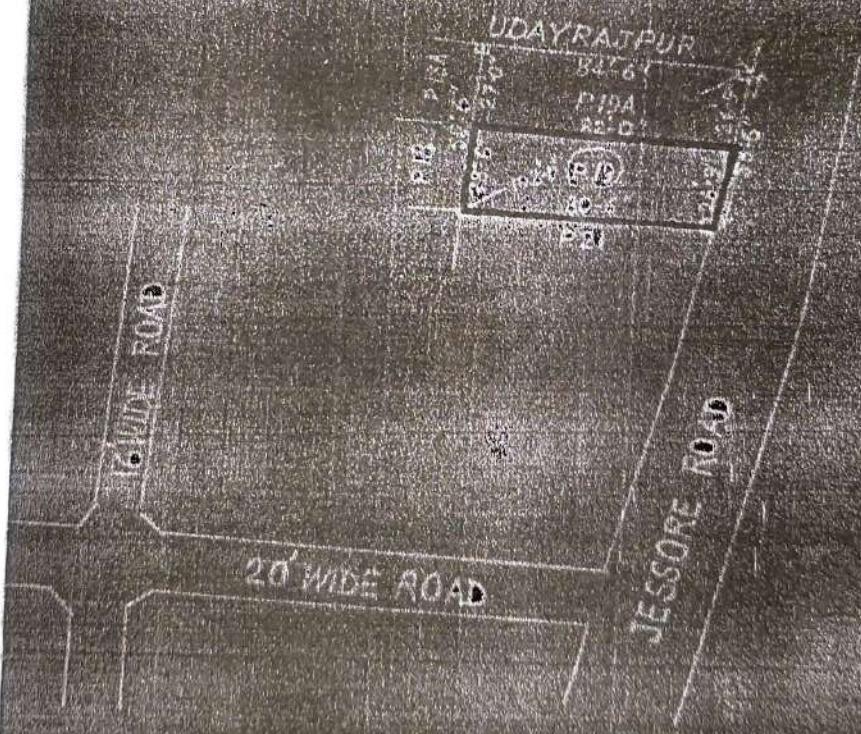
By Cash .. Rs. 5,000-00
(Rupees Five Thousand only)

Witnesses
Alha
Jaydeb Kumar Datta
S. Dasgupta
Rajeev

Roma Ghose
Ramananda Chandra Deb
Ramesh Chandra Deb

PLAN OF PLOT NO 19
CORRESPONDING TO O.S. DAG NO 117
KH NO 212 & R.S. DAG NO 403 KH NO 211
RESPECTIVELY AT MOUZA CHAND
NAGAR, T.L. NO 44, R.S. NO 167, P.S. BARASAT
DT. 24 PARGANAS. SCALE 50' EQUAL 1" INCH

SOLD AREA = 3K-1CH-59SFT. SHOWN IN RED BORDER.



PREPARED BY
 D.N. SOMADDER
 KAVI NABIN SEN RD
 CALCUTTA-28

VENDORS

1. _____
2. _____
3. _____
4. _____

[Handwritten signatures and notes]

DATED THIS 15th DAY OF *June* 1981

BETWEEN
SM. RAMA GHOSE & ORS.
VENDORS
AND
SM. SUSHILA DEVI KESWANI
Purchaser



CONVEYANCE

Re.: Plot No. 19 in Mouza Chand
J. L. No. 44 P. S. Barasat

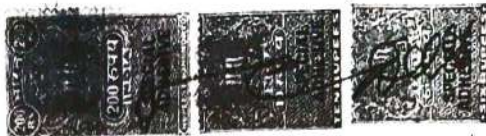
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Book No. *18*
Volume No. *1*
Page No. *1*
Being No. *10*
for the Year *1981*
A. 20



SUNIL KUMAR MITTRA
Solicitor & Advocate,
226A, Acharyya Prafulla Chandra Road,
Calcutta-4

[Handwritten signature]
85.9.81
23A



STAMP AFFIXED BY

Depto 11/6/31

5609

Declaration

A. No. 11 of 1931
...
...
...
...
...
...

L. Reg. No. 2310

Admissible under Rule 71 and also under
section 5 of the Act, 1925
Municipal Corporation
Request
State
Tax paid

23
A 39.50
M 1.80
41.30



M. T. S. A. 31 in lbs

*Reg
v. s. m.
R. L. W.
K. L. W.*

THIS INDENTURE made this 15th day of *June* One thousand Nine hundred and Eighty-one BETWEEN (1) SM. RAMA GHOSH, wife of ~~Prabhat~~ Prabhat Kumar Ghosh of Flat No. 23F, Queen's Mansion, Park Street Calcutta, (2) RATHINDRA CHANDRA DEB, son of Rabindra Chandra Deb, deceased of No. 13⁴/₄ Pramathes Barua Sarani (formerly Ballygunge Circular Road) within the Municipal limits of the town of Calcutta, (3) RANENDRA CHANDRA DEB and (4) RAMENDRA CHANDRA DEB, both sons of the said Rabindra Chandra Deb deceased both of No. 1, Rajendra Deb Road in the town of Calcutta, all Hindu Land holders, hereinafter called "the VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs executors administrators and representatives) of the ONE PART AND SM. SUSHILA DEVI KESWANI, wife of Sri Nandalal Keswani, residing at Basunagar, Madhyamgram, Police Station Barasat, District 24-Parganas, by caste Hindu, by occupation Housewife

hereinafter called "the PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include her successors, representatives and assigns) of the OTHER PART—

WHEREAS :

1. By Bengali Kobala dated 19th day of April, 1934 and registered at the Barasat Sub-registration office in Book No. T, Volume No. 11, Pages—

x



Presented for registration
at 11:30 AM on 17/6/81

of June 17, 1981

~~Group Chakrabarty~~
Group Chakrabarty

Attorney under a general
power NO-10 for 1981-
authenticated by the S.R. of
Sealdah for Roma Ghose,
Rattindra Ch. Deb, Ramendra Ch. Deb
& Ramendra Ch. Deb.

17/6/81 [Signature]

Group Chakrabarty.

Group Chakrabarty

as agent for

- ① Smt. Roma Ghose.
- ② Rattindra Chandra Deb.
- ③ Ramendra Chandra Deb
- ④ Ramendra Chandra Deb.

[Signature]

[Signature]

Bandeekoley

under the above power

by Group Chakrabarty
Chilla Ranjan Chakrabarty
18, Gupta Bane
Cal - 50

as agent
for ① Roma Ghose ②
Rattindra Ch. Deb ③ Ramendra
Ch. Deb & ④ Ramendra Ch.
Deb

[Signature]
Basudeb Koley
Shanide Charan
Koley
Begam
Chandi Jaha
[Signature]

[Signature]

290 to 292 Being No. 960 for the year 1934, the said 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.

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3. By Bengali Kobala dated 20th day of January, 1936 and registered at the Barasat Sub-registration office in Book No. 1, Volume No. 6 Pages— 11 to 12 Being No. 223 for the year 1936 the said Rabindra Chandra Deb purchased from Sheikh Mohammad Hossain and another Raiyat Mokarari Danga land measuring 25 decimals in Dag No. 109 of Khatian No. 72 in the said Mouza—Chandnagar.

4. By Bengali Kobala dated the 29th day of August, 1938 and registered at the Barasat Sub-registration office in Book No. 1 Volume No. 26, pages 267 to 268 Being No. 2413 for the year 1938 the said Rabindra Chandra Deb purchased from Yakub Ali Raiyat Mokarari 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.

5. 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 were changed to R.S. Dag No. 395 and 400 in R. S. 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.

6. 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.

7. 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. feet 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.

8. By Bengali Kobala dated the 16th day of May, 1959 and registered at the Barasat Sub-registration office in Book No. 1, Volume No 63

Pages 52 to 56 Being No. 5666 for the year 1956 the Vendors Purchased from Amir Hossain and Others Raiyat Sthitiban shali land measuring 21 decimals in C.S. Dag No. 112 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.

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10. 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 Deb.

11. The said Rabindra Chandra Deb died intestate on the 23rd day of May 1958 leaving him surviving his only daughter, Sm. Rama Ghose and his three sons, Ranendra Chandra Deb, Rathindra Chandra Deb and Ramendra Chandra Deb (the Vendors herein) as his heiress and the legal representatives under Hindu Succession Act, 1956 and being inter-alia seised and possessed of the said land.

12. The Vendors herein are in equal shares seised 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 Officer, Barasat.

13. The Purchaser herein has approached the Vendors through Rabindra Nath Bhattacharjee and Suvankar Banerjee with a proposal for purchase of Plot No. 18 of the said agricultural land measuring 3 Cottahs 3 Chartaks 05 Sq. feet particulars of which are mentioned in the schedule hereunder written and delineated in the map or plan annexed herewith within red border and hereinafter referred to as the said agricultural plot of land.

14. The Vendors herein have agreed to convey the said agricultural plot of land to the purchaser at or for the consideration of Rs. 5,000-00 (Rupees Five Thousand only) to be paid by the purchaser to the Vendors in equal shares.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,000-00 (Rupees Five Thousand ...) only of lawful money of Union of India well and truly paid by the purchaser to the Vendors in equal shares 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 Vendors do and each of them doth hereby to the extent of their beneficial shares and interests grant convey sell transfer assign and assure unto 'the purchaser' firstly ALL THAT the piece or parcel of agricultural land containing an area of 3 Cottahs 3 Chattaks .05 sq. feet more or less situate in Mouza Chandnagar within Barasat Police Station under Barasat Sub-registration office in the District of 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 water water-courses ways paths and passages and all manner of former and other rights lights liberties advantages easements privileges amoluments 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 estate right title interest use possession property claim and demand whatsoever both at law and in equity of the Vendors into and upon the said land TOGETHER WITH all deeds pottahs munimerts 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 Vendors or which the Vendors can or may procure 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' as absolutely and for ever free from all encumbrances whatsoever.

AND the Vendors do and each of them doth hereby covenant with the purchaser (1) THAT notwithstanding any act deed matter or thing

done or executed or suffered to the contrary by the Vendors, the Vendors are absolutely seised 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 Vendors 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 rents issues and profits thereof and every part thereof without any lawful let suit trouble hindrance aviction interruption disturbance claim and demand whatsoever from or by the Vendors 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 estates mortgages charges claims demand liens liabilities debts attachments executions liabilities and encumbrances whatsoever created by the Vendors AND (5) THAT the Vendors 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 ganting 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. 18 containing an area of 3 Cottahs 3 Chattacks and 05 sq. feet be the same a little more or less situate lying at and being situated in Mouza— Chandnagar J. L. 44 R. S. No. 167 Touzi 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 Plot No. 18A
On the East by Plot No. 19
On the South by Plot No. 20
On the West by 16 Feet wide Road.

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 Land 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	2-8-17	Agricultural
"	"	"	403	0-10-33	"
Total :				3-3-05	

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

Rama Ghose

by the VENDORS at Calcutta
in the presence of :

Ratna Chandra Das

M. M. (B. Ghose)
of 23F Queens Mansions
1 Park St Cal - 700071

Nandini Chandra Das

Jaydeb Kumar Datta
Sunderbans Advocate

Ramesh Chandra Das

Rajendranath Ghose
B. B. T. Co. Cal - 50

RECEIVED of and from the within named purchaser the within mentioned sum of Rs. 5,000-00 (Rupees Five Thousand ..
...) only in full payment of the within consideration as per Memo. below : Rs.

MEMO OF CONSIDERATION :

By Cash ... Rs. 5,000-00
(Rupees Five Thousand only).

Rama Ghose

Witnesses

M. M.
Jaydeb Kumar Datta
[Signature]

Nandini Chandra Das
Ratna Chandra Das
Ramesh Chandra Das

PLAN OF PLOT NO 18

CORRESPONDING TO C.S. DAG NO 117
KH NO 212 & RS DAG NO 402, 403 KH NO
211 RESPECTIVELY AT MOUZA CHAND
NAGAR T.L. NO 44 RS NO 107 BS BARASAT
DT. 24 PARGANAS. SCALE 50 FT = 1" INCH

SOLD AREA = 38-3 CH-05 SFT. SHOWN IN RED BORDER.



REFERENCES:-

RS KH NO	RS PLOT NO	AREA IN CH-SFT	TOTAL IN CH-SFT
211	402	2-8-177	3-3-05
21	403	1-10-331	

PREPARED BY
D.M. SOMADDER
W. WADIN SEN RD.
CALCUTTA-26

