

L 306 5000Rs.



L.R. Dig no-23108

Verified with deed no 5812810h
502 Barasat
Produced.
10.1.46

Admissible Under Rul. 21 & also s/4
5-117 of W. B. L. R. Act. 1951, duly
signed under the Indian Stamp Act,
1899 Subject to any amended Schedule

I A, No 23
Fee Paid 4.50

Stamp Act, 1911
Section 7 (B)
District 24 Parganas, Barasat

CONVEYANCE

Deficit 15500/-
15-1-96 as per
Bank's ledger of no
date 10.1.46

15-1-96
A 2244/-
H 281/-
M (b) 41/-
22761/-

Market value
around 2,05,000/-
stamp deficit 15500/-
Stamp
10.1.46

THIS INDENTURE made on this the 26th day of December
one thousand nine hundred and ninety five BETWEEN
SRI SAKATAR SINGH, son of Ram Singh, residing at Mahua
Auto Spares, Jessore Road, Madhyamgram Choumatha, Police
Station Barasat, District 24 parganas, by caste-Hindu, by
occupation Business, hereinafter called the VENDOR (which
expression shall unless excluded by or repugnant to the
context be deemed to include his heirs, exefutors, adm-
nistrators, representatives, and legal representatives) of
the ONE PART ;

Contd...P/2...

19716
U. P. Singh
Jessor Road, Madhyangram
Bihar

18.12.75

W

C 5009



[Handwritten signature]

Presented for Registration at 12/10
L.P. No. on the 10th day of
Jan 1976 of the Sadar Registration
Office Barasat by Sakatar
Singh one of the owners
jointly.

Sakatar Singh

[Handwritten signature]
Registrar s/o. 7 (B)

March 24 Patna, Bihar

276

Sakatar Singh
No. 76 Ram Singh
of Mahua Auto Spares
P.S. Jessor Road, Madhyangram
Dist. Choumatta P.S. Barasat
By Case Hindu 24/75 (M)
By Profession Business

Sakatar Singh

Sukhbinder Singh
Partner of Sakatar Singh
Mahua Auto Spares
5. Road, 24 P. (M)
(Barasat) Business
Barasat.

Sukhbinder Singh

No. 76 Sakatar Singh
of Mahua Auto Spares, Jessor
P.S. Barasat Rd
Dist. 24/75 (M)
By Case Hindu
By Profession Business

[Handwritten signature]
Registrar s/o. 7 (B)

March 24 Patna, Bihar

10/1/76

A N D

SRI UPENDRA KESWANI Son of Sri Nand Lal Keswani by faith Hindu, by Occupation - Business residing at Jessore Road, Madhyam Gram Dist. North 24-Parganas, hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

W H E R E A S

By Bengali Kobala dated 19th 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- Chandanagar 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 others Raiyat Sthitiban Shali land measuring 19 decimals in Dag No.111 of Khatian No.120 and also measuring

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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 Rabinra Chandra Deb Purchased from Sheikh Mohamnad Hossain and another Raiyat Mokarari Danga land measuring 25 decimals oof Dag No. 109 of Khatian No. 72 inthe Said Mouza Chandnagar.

By Bengali Kobala dated the 29th day of Auguat ,1938 and Registered at the Barasat sub-Registraion office in Book No.I volume No. 26 pages 267 to 268 being No. 2413 for the year 1938 the said Rabinra 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 Moyza Chandnagar.

At the revisional settlement the said C.S.Dag No.117 of Khatian No.212 was sub-dv ided into three dags, namely,R.S. Dag No.402 , 403 and 401/639 recorded in R.S.Khatian No.211, Similarly, the CS.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.

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 Munsiff at Barasat wherein the vendors on substitution in the place of the said Rathindra 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 - Chand nagar was declared to the Property of the Plaintiffs.

By Bengali Kobala dated the 16th day of May, 1959 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) Ranendra 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 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 in at the Revisional settlement.

By Bengali Kobala dated the 16th day of February 1961 and Registered at the Barasat sub-Registration office in Book No.I volume No. 31 Pages 3 to 8 Being No.1767 for the year 1961 (1) Smt. Rama Ghosee (2) Rathindra Chandra Deb (3) Ranendra Chandra Deb (4) Ramendra Chandra Deb 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.

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.

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 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 cottahs 1 chittacks and 32 sft. of land more or less from (1) Smt. Rama Ghose (2) Rathindra Chandra Deb (3) Ranendra Chandra Deb (4) Ramendra Chandra Deb by a sale deed executed on 15/6/1981 registered on 17th day of June 1981 at the office of the sub-Registrar Barasat copied in Book No.I volume No. 81 pages no. 154 to 165 being deed No.5612 for the year 1981 and enjoyed the same peace fully

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The Purchaser herein has approached the Vendor with a proposal for purchase of Plot No.19A of the said Agricultural land measuring 3 cottahs 1 chittacks and 32 Sft. 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.

The Vendor herein have agreed to convey the said Agricultural plot of land to the purchaser at or for the consideration of Rs. 50,000/- (Rupees Fifty thousand only), paid by the purchaser to the Vendor in equal shares.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 50,000/- (Rupees Fifty 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 present (the receipt whereof 'the said 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

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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 chittacks and 32 Sft. more or less
situate in Mouza Chandnagar within Barasat police station
under Barasat sub-Registration office in the District of 24-par-
ganas (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 and bounded called known numbered
described or distinguished TOGETHER WITH all rights benefits
privileges and incidents TOGETHER WITH all pits areas trees plant
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 appen-
dages and appurtenances whatsoever to the said land or any
part of 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 what-
soever 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

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'the said land' or any part or parcel of thereof which 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 convey transferred or expressed or intended to to be and every part thereof together with all its rights members and appurtenances unto and to the use of the purchase and 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 Vendor, the Vendor 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 to 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

contd.p/9....

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 Vendor 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 execution liabilities and encumbrances whatsoever created by the vendor 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 vendor or any part or any other person or persons as aforesaid shall and will from time to time and at all times hereafter hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such acts matters and things for further for 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.

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of Agricultural sali land being Plot No. 19A containing an area of 3 (three) Cottahs 1(one) chittacks and 32(Thirty two) Square feet be the same a little more or less situate lying at and being situated in Mouza Chandnagar - J.L. 44 R.S.Dag No. 167 Touzi & No. 146, Pargana- Anuarpur within the Barasat Police Station under Barasat Sub-Registration office in the District of 24-Parganas and butted and bounded;

On the North : Mouza Udayrajpur.
 On the East : Jessore Road;
 On the South : Plot No. 19
 On the West : Plot No. 18A.

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	3-1-32	Agricultural

This sali land is within the Limit- Madhyangram Municipality under ward no- 7, Holding no 8390, Jessore Road 34 N. #

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Sakalbari Singh

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

Signed, sealed and delivered
at Calcutta in presence of;

1. Sukhinder Singh
Malwa Auto Spares
S. Road Chawmaha
24.P (N)
2. Ramesh Bishnoi
Rajarat -
24.P (N)

Sukhinder Singh

signature of the Vendor.

contd.p/12.....

Memo of consideration

Paid by.... cash.

Rs. 50,000.00

Rs. 50,000.00

(Rupees Fifty thousand only)..

WITNESS:

1. Sankhvir Singh

2. Ramesh Chakraborty

Sankhvir Singh

signature of the
vendor.

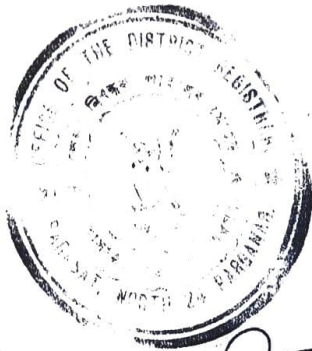
Drafted by;

Ramesh Chakraborty
Bajra Lohi, 21 Pags (N)
L. D. W. XI 21 S. R. C. D. D.

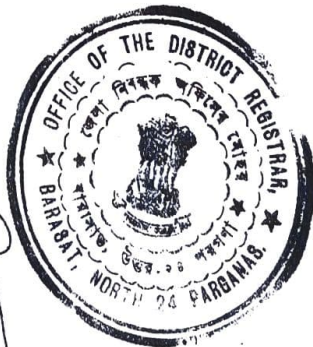
Typed by;

T. Das.

T. Das. Salt lake, Cal-91.



Register No. 7 (8)
North 24 Parganas, West Bengal



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North 24 Parganas, West Bengal

7-2-96

Book No. 11
Volume No. 6
Page 8 of 10
Being No. 206
for the Year 1996

23/2/96