





2.

son of Late Paresh Chandra Sen residing at No.86, Raja Basanta Road, Calcutta-29 P.S. Tollygunge in the town of Calcutta (4) SMT. ANIMA DAS GUPTA, wife of Dr. R.K. Das gupta residing at A-4/3, Golf Green Urban Complex, Calcutta (5) SMT. DIPTI ROY widow of Late Major R.N. Roy residing at 20/26, Netaji Subhas Chandra Bose Road, Calcutta-40 (6) DEVABRATA SEN son of Late Suresh Chandra Sen residing at No.150, Jodhpur Park Calcutta-68 P.S. Tollygunge in the town of Calcutta, (7) SMT. SABITA SEN wife of Amiyansu Sen residing at 221/2, Rash Behari Avenue, Calcutta-19 and (8) SMT. KANTA MAZUMDAR wife of Ashim Mazumdar residing at "Sun Flower" Flat No.1, Suffer Parade, Reclamation Bombay-5 at present residing at No.334, Jodhpur Park Calcutta P.S. Tollygunge in the town of Calcutta all by creed hindu by occupation landholders, hereinafter collectively referred to as "the VENDORS" (which expression shall unless excluded by or repugnant to the subject or context mean and include their and each



3.

and each of their respective heirs executors administrators and legal representatives) of the ONE PART A N D J.P. AGARWAL son of Sri Dawarka Das Padia residing at Post Office Jaraikela District Singhbhum, Bihar by creed Hindu by occupation business hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, executors administrators legal representatives and assigns) of the OTHER PART :

W H E R E A S :

1. By a Deed of Conveyance dated the 1st October 1954 made between Firdousi Khanum therein referred to as the Vendor of the one part and the said ~~Ramesh~~ Paresh Chandra Sen, Suresh Chandra Sen, Sadasiv Sen Gupta and Ranajit Kumar Sen Gupta therein also referred to as the purchasers of the other part and registered at the Baruipur sub-registration office in Book No. I Volume No. 70 Pages 207 to 211 Being No. 6135 for the year 1954 the said Firdousi Khanum for the consideration therein mentioned sold, granted transferred and conveyed unto the said Paresh Chandra Sen & Others, amongst others a piece or parcel of Krishi or Danga land containing an area of .90 Satak in Mouza

Kumrakhali



4.

Kumrakhali, Dag No.9 C.S.Khatian No.574 in the District of 24 Parganas and more particularly described in the Schedule thereunder written to have and to hold the same unto the said Paresh Chandra Sen & Others absolutely and for ever.

2. The said Paresh Chandra Sen died intestate being seised and possessed of or otherwise well and sufficiently entitled to an undivided one-fourth part or share of and in the said ~~part~~ piece or parcel of land and leaving his only son the said Dilip Kumar Sen and his two daughters the said Smt. Anima Das Gupta and Smt. D-ipti Roy as his heirs and legal representatives <sup>him</sup> surviving under the Hindu Succession Act, 1956.

3. The said Suresh Chandra Sen died intestate being seised and possessed of or otherwise well and sufficiently entitled to an undivided one-fourth part or share of and in the said piece or parcel of land and leaving his only son the said Devabrata Sen and his two daughters the said Smt. Sabita Sen and



5.

and Smt. Kanta Mazumdar as his heirs and legal representatives  
him surviving <sup>him</sup> under the Hindu Succession Act, 1956.

4. In the circumstances aforesaid, the Vendors are jointly seised and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land free from all encumbrances whatsoever.

5. The Vendors have agreed to sell and the Purchaser has agreed to purchase a portion of the said piece or parcel of land containing an area of 6 Cottahs be the same a little more, or less together with the inheritance thereof free from all liens charges mortgages attachments and encumbrances whatsoever at or for the price or the sum of Rs.3,000/- (Rupees three thousand) only per Cottah.

6. The price of the said piece or parcel of land agreed to be sold by the Vendors to the Purchaser at the rate of Rs.3,000/- (Rupees three thousand only) per cottah comes to Rs.18,000/- (Rupees Eighteen thousand only).

NOW

NOW THIS INDENTURE WITNESSETH as follows : -

1. In pursuance of the said agreement and in consideration of the said sum of Rs.18,000/- (Rupees Eighteen thousand) only of good and lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendor do and each of them doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do and each of them doth hereby acquit release and for ever discharge the said piece or parcel of land as well as the Purchaser) they the vendors do hereby sell grant transfer convey assign and assure unto the Purchaser ALL THAT a piece or parcel of Danga Land containing an area of 6 Cottahs be the same a little more or less in Mouza Kumrakhal, P.S. Sonapur in the District of 24 Parganas and more particularly described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red OR HOWSOEVER OTHERWISE the said piece or parcel of land now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all fixtures, yards, courtyards, areas, sewers, drains, ditches, paths, passages, common fences, shrubs, wells, trees, water, watercourses, lights rights, liberties, easements privileges and appurtenances whatsoever to the said piece or parcel of land belonging ~~to~~ or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and all easements thereon AND the reversion or reversions remainder or remainders and the

and the rents issues and profits thereof ~~TOGETHER WITH~~ all deeds pattahs muniments writings and other evidences of title exclusively relating to the said piece or parcel of land AND all the estate right title interest property use claim and demand whatsoever of the Vendors into and upon the said piece or parcel of land or any part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever.

2. The Vendors do and each of them doth hereby covenant with the Purchaser as follows : -

(a) That notwithstanding any act deed matter or thing whatsoever by the Vendors or their predecessors in title done and executed or knowingly suffered to the contrary the Vendors now have in themselves indefeasible and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent thereto in the said piece or parcel of land hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be and that the Vendors now have in themselves good right full power and absolute authority to grant transfer convey assign and assure the same in the manner aforesaid.

(b) That the Purchaser shall and may at all times hereafter peaceably and quietly enter into enjoy and possess the said piece or parcel of land and receive the rents issues and profits thereof without any lawful eviction interruption  
disturbance

~~disturbance~~ disturbance claim or demand whatsoever from or by the vendors or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors.

(c) That free and clear and freely and clearly and absolutely acquitted exonerated and for ever discharged or otherwise by and at the cost-s and expenses of the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of claims charges liens debts attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.

(d) That the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said piece or parcel of land or any part thereof from under or in trust for the Vendors 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 whatsoever for further better and more perfectly assuring the said piece or parcel of land unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT a piece or parcel of Krishi or Danga Land containing an area of 6 Cottahs be the same a little more or less situate in Mouza Kumrakhali, Pargana Medonmalla J.L.No.48 R.S.No.131 Touzi No.260 being a portion of Dag No.9 C.S. Khatia No.574 R.S.Khatian No.1239 P.S.Sonarpur sub-Registration office

Sonarpur



Sonarpur in the District of 24 Parganas in respect of the entire Jama an annual rent of Rs.5.73 Paise is payable to the Collector of 24 Parganas on behalf of the State of West Bengal and butted and bounded in the manner following, that is to say :

On the North by - Plot No.1

On the South by - Plot No.3

On the East by - Baraipur Road

On the West by - C.S. Dag No.8

and delineated in the map or plan hereto annexed and thereon bordered red.

I. WITNESS WHEREOF the Vendors hereto have hereunto set their respective hands the day month and year first above written.

SIGNED AND DELIVERED by the :  
: Vendors at Calcutta in the :  
: presence of :  
:

(1) Sadain Sen <sup>Sen</sup>

(2) Sanjit Kumar Sen <sup>Sen</sup>

(3) Dilip Kumar Sen

(4) (Mrs) Anima Das Gupta

(5) (Mrs) Dipli Roy.

(6) Devabrata Sen

(7) (Mrs) Mrs Sankita Sen for Self + as constituted attorney for Mrs Kanta Mazumdar.

Witness

R. K. Das Gupta  
Director, National Library (Rtd)

Bimal Kumar Das  
6 Green Lnw. Cal-84

Biman Rayan Sarkar  
A/148 Bagha Datin Paluy  
Cal-47

RECEIVED of and from the ~~within~~ :  
withinnamed Purchaser the withinmentioned :  
sum of Rs.18,000/- (Rupees Eighteen thousand :  
only) being the full consideration money : Rs.18,000/-  
within expressed to have been paid by him :  
to us as follows :

MEMO OF CONSIDERATION:

Typed by me.  
D.N. ~~Sharma~~  
84, Raja S. C. Mallick Road  
Cal - 47

Witness  
R. K. Das Gupta  
Diseda, National Library (2nd)

Bimal Kumar  
6 Green Row, Cal-47.

Biman Rayan Sarkar  
A/148 Bagha Datta Paluy.  
Cal-47

(1) Sabina Sen Gupta

(2) Ramaji Kumar Sen

(3) Dilip Kumar Sen

(4) (Mrs) Anima Das Gupta

(5) (Mrs) Dipli Roy.

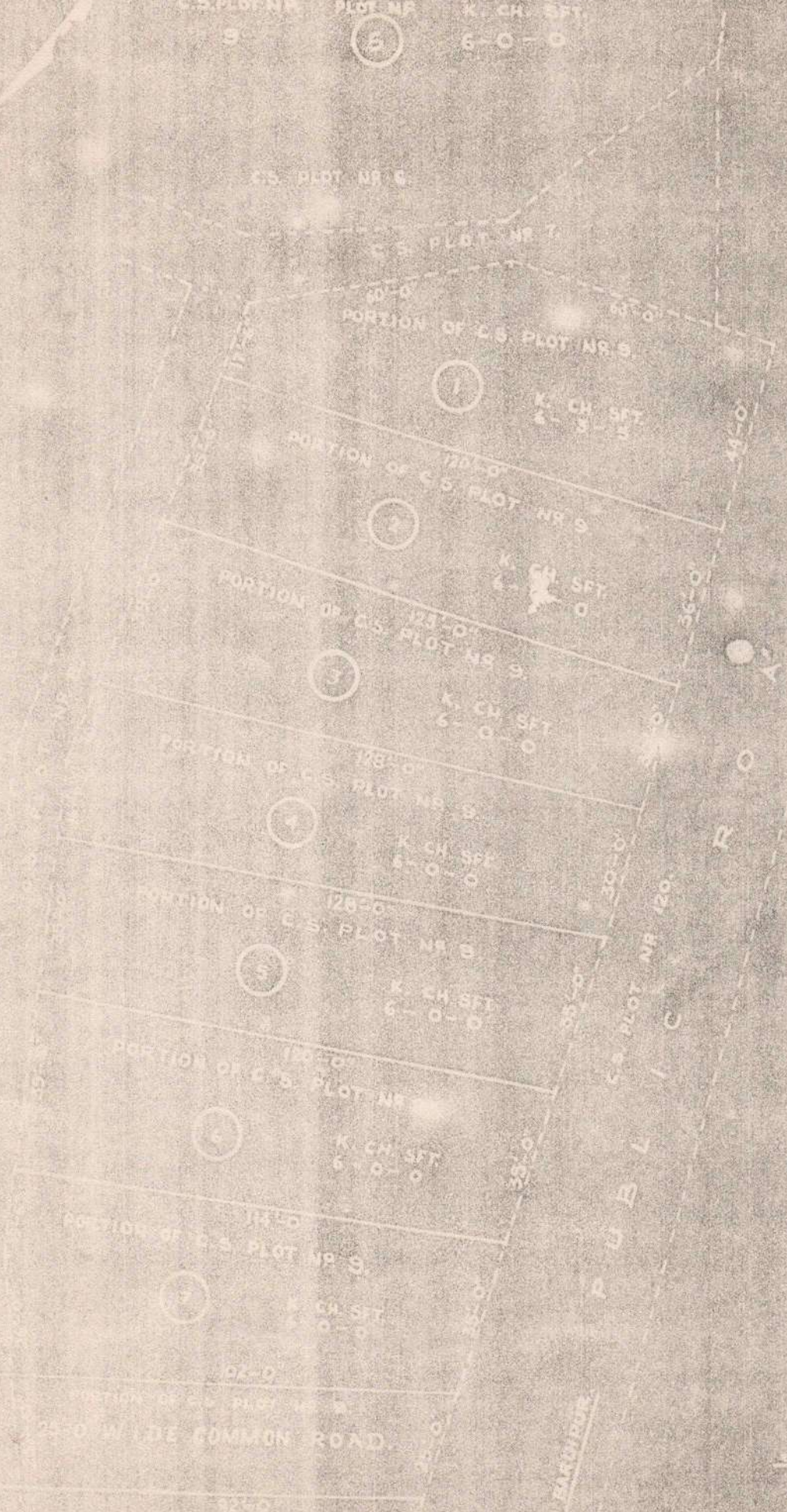
(6) Dewabrata Sen

(7) & (8)  
Mrs Sabita Sen for Self + as  
constituted attorney for Mrs  
Kanta Mazumdar.

SCALE 1"=53'

SEAL AREA SHOWN IN RED BORDER

PORTION OF C.S. PLOT NR.	SCHEME PLOT NR.	AREA K. CH. SFT.
9	⑤	6-0-0



S. Mandal  
 S.W. 1/2  
 28.3.81

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1951.

BETWEEN  
SADASIV SEN GUPTA & ORS.  
AND  
J. P. AGARWAL  
\_\_\_\_\_

CONVEYANCE

KHATTAN & CO.,  
Advocates

11, 21, 1, Post Office Street