8324

8293

STAMP AFFIXED BY.

Admissible under Rule 21 and also u/s 5(1)(a) of the W.B.L.R. Act 1955. Stamped under the Stamp Act 1899 as amended in W.B. 1954.
Schedule IA No. 23
Fee Paid as under
A 13.50 + N 1.00 = 14.50
P. Fee Paid in c. i. s. Rs 1/-

Act 1962

STAMP SUPERINTENDENT, CALCUTTA COLLECTORATE

29.5.69

13.50
1.00
14.50

Sale
1454

23.8.69

THIS INDENTURE made this 23rd day of August One Thousand Nine Hundred and Sixty-nine BETWEEN JATINDRA NATH BHUIYA -AND- JITENDRA NATH BHUIYA both sons of Gopinath Bhuiya deceased Hindu Landholders residing at Village Bhasa Police Station Bishnupur in the District of 24-Pargannas hereinafter called the "VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART A N D KUMAR GROUPS PRIVATE LIMITED a Company Limited under the Company's Act 1956 and having its registered office at No. 8/1, Esplanade East in the town of Calcutta hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and assigns) of the OTHER PART :

W H E R E A S One Gopinath Bhuiya since deceased was the recorded owner in respect of C.S.Plot No.491 under Khatian No. 587 in Mouza Bhasa in the District of 24-Pargannas :

AND ---

Presented for Registration
at 12-Noon M on the 23rd
day of August 19 69
at the Bishnupur Sub-Registry
Office by Jatindra nath Bhuiya
one of the executants/~~Claimants~~

Sd/- Sub-Registrar of Bishnupur
23.8-69

Sd/- Sub-Registrar of Bishnupur
23.8-69

Execution is admitted
(1) Jatindra nath Bhuiya
(2) Jitendra nath Bhuiya
Sons of Gopi nath Bhuiya
of Bhasa P.S. Bishnupur
Dt - 24 Parganas by
Caste Hindus by profession
cultivator

Received Rs. 14/-
Maumal Sarawgi
Jatindra Nath Bhuiya

9684

9683

The sum of Rupees 1454/- (One thousand four hundred fifty four only)
is Consideration is paid in my presence by Maumal Sarawgi
to Jatindra Nath Bhuiya.

Sd/- Sub-Registrar of Bishnupur
23.8-69

Identified
Dafal Chandra Bhuiya
by
Son/Wife of Late Kanai Lal Bhuiya
of Bhasa
Thana Bishnupur Dt 24 Parganas
by Caste Hindu / ~~Muslim~~ Christian
by profession Cultivator / ~~Housewife~~

Sd/- Sub-Registrar of Bishnupur
23.8-69

AND WHEREAS the said Gopinath Bhuiya who was governed by the Dayabhag School of Hindu Law died intestate in the year 1341 B.S. leaving him surviving his two sons the Vendors Jatindra Nath Bhuiya and Jitendra Nath Bhuiya as his only heirs and legal representatives :

AND WHEREAS the Vendors have got their names recorded in the Revisional Settlement records in respect of the said plot of land :

AND WHEREAS the Vendors are seised and possessed of and otherwise well and sufficiently entitled to the said property being Plot No. 491 under Khatian No. 587, J.L.No.20, R.S.No.92 Touzi No.14 in Mouza Bhasa Pargana Magura, P.S. Bishnupur in the District of 24-Pargannas more fully described in the Schedule hereunder written free from all encumbrances and charges :

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said property at and for the lump sum price of Rs.1454/- (Rupees One thousand Four hundred and Fifty-four) only free from all encumbrances and charges whatsoever :

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 1454/- (Rupees One thousand Four hundred and Fifty-four) only well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof for ever acquit discharge and release the Purchaser as also the said property hereby intended to be conveyed) the Vendors do by these presents indefeasibly grant sell convey and

transfer ---

23. 8. 69

transfer unto the Purchaser the said property fully described in Schedule hereunder written or HOWSOEVER OTHERWISE the said property or any part thereof now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished TOGETHER WITH all areas compounds paths roadways drains trees fences rights lights liberties easements privileges appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to the same or any part thereof or usually held used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion and reversions remainder and remainders rents issues and profits thereof and every part thereof AND ALL THE ESTATE right title interest use inheritance trust property possession benefit claim and demand whatsoever both at law and in equity of the Vendors in to and upon the said property or any part thereof TOGETHER WITH all deeds pattas muniments writings and evidence of title which in anywise relate to the said property or any part thereof and which now are or hereafter shall or may be in the possession power or control of the Vendors or any other person or persons from whom he may procure the same without any action or suit TO HAVE AND TO HOLD the said property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever and free from all encumbrances AND the Vendors do hereby covenant with the Purchaser that notwithstanding any act deed or thing whatsoever by the Vendors or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seised and possessed of and otherwise well and sufficiently entitled to the said property hereby granted sold conveyed and transferred or expressed or intended so to be and every part thereof for a

perfect ---

perfect and indefeasible estate of inheritence without any manner of incumbrance charge condition use trust or any other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the Vendors have now good right full power and absolute authority to grant sell convey and transfer the said property free from all incumbrances charges and equities unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND THAT free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates incumbrances charges and equities whatsoever made created or suffered by the Vendors or by any of their predecessors-in-title AND FURTHER THAT the Vendors and all person or persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property 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 cost of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO :

ALL THAT cultivated land measuring 16 decimal more or less Being C.S. Plot No. 491 under Khatian No.587, J.L.No.20,

R.S....

R.S.No.92, Touzi No.14 situated in Mouza Bhasa, Police Station and Sub-Registry Office Bishnupur Pargana Magura in the District of 24-Pargannas and butted and bounded in the manner as follows :-

On the North by	:-	C.S. Plot No. 490,
On the South by	:-	C.S. Plot No. 478,
On the East by	:-	C.S.Plot No. 487,
On the West by	:-	C.S. Plot No. 492 and 493.

The above C.S.Plot hereby sold is Rayati Sthitiban tenure and the proportionate rent of .95 paise is payable to the Collector of 24-Pargannas. The annual rent of the above Khatian is Rs.47.21.

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

Read over and explained to the executants. Arabindra Chakraborty Clerk to Mr. P.L. Katie, Solicitor

SIGNED, SEALED AND DELIVERED

in the presence of :-

Solicitor

Arabindra Chakraborty
Clerk to Mr. P.L. Katie,
Solicitor

Panchanan Bhakat
of Bishnpur.

RECEIVED :

R E C E I V E D of and from the with-named Purchaser the within-mentioned sum of Rs.1454/- (Rupees One thousand Four hundred and Fifty-four only) being the amount of consideration money in full payable under these presents as per memo below :- Rs.1454/-.

MEMO OF CONSIDERATION :-

14 (ten) R.B. Notes of Rs 100/- each = Rs 1400/-
54 (ten) " " Re 1/- each = Rs 54/-

Total Rs 1454/-

Rupees One thousand four hundred as fifty four only

শ্রীযতীন্দ্র নাথ মুখার্জী

শ্রীনিখিলেন্দু নাথ মুখার্জী

Department of Finance

23. 8. 69

Dag No. 491

DATED THIS 23rd DAY OF ~~APRIL~~ August, 1969.

-: FROM :-

JATINDRA NATH BHUIYA
-&-
JITENDRA NATH BHUIYA

-: TO :-

KUMAR GROUPS PRIVATE LIMITED.

==========

C O N V E Y A N C E.

23-8-69

Registrar of Sinhum

Registrar

Book No. I.
Volume No. 72
Pages 269 to 274.
Being No. 8293
For the Year 1969.

26.8.69.

P. L. KEDIA,
Solicitor,
6, Old Post Office Street,
Calcutta-1.