

*Haldut 234*

Admissible under Regn. Rule 21 and also it is 50% of the West Bengal, R.A. 1955, duly stamped (Exempted from stamp duty) and also Indian Stamp Act, 1899 as amended in 1964. Schedule IV No. 23. Process Fee 4.50. Paid in C. F. S. 319-28-35

*Call*  
 XEROX OF R O R  
 Assessment Roll  
 Electric Bill  
 Councils' Certificate  
 Gram Sabha's Certificate  
 Reserved

*S. Kar*  
*M. A.*  
*H. S.*  
*A. S.*  
*23/11/88*

*5.1*  
 Registrar's Office  
 South 24 Parganas

THIS INDENTURE made this the 31st day of August,

One Thousand Nine Hundred and Ninety BETWEEN  
 SMT. SANDHYA RANI KAR wife of Sri Birendra Chandra Kar  
 by faith Hindu, by occupation House-wife, residing at  
 No. 62A, Baithak Khana Bazar, Road, Calcutta - 700 009,  
 now J-190/1, Bagha Jatin Stn. Road, Calcutta-700 032,  
 P.S. hereinafter called and referred to as

the VENDOR ( which expression shall unless  
 excluded by or repugnant to the subject or context be  
 deemed to mean and include her heirs, executors,  
 administrators, legal representatives and assigns ) of

THE ONE PART :

*6K 5000*  
 AND  
 BUNAROW  
 Sandhya Rani Kar  
 to  
 Kishan m Agor  
 Deeg - RI  
 Dae - 6K. 5000

*S. Kar*  
*M. A.*  
*H. S.*  
*A. S.*  
*23/11/88*

A N D

SRI KISHAN KUMAR son of Ram Bilash, by faith Hindu, by occupation Business, residing at Sevoke Road, Police Station Siliguri, District Jalpaiguri, hereinafter called and referred to as the "PURCHASER" ( which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

W H E R E A S at all material times and for all intents and purposes one Sri Jatindra Nath Mondal and Sri Debendra Nath Mondal were jointly seized and possessed of ALL THAT piece and parcel of rent redeemed land measuring an area of more or less 2(two) Bighas excepting any common passage thereto, situate in the District of 24 Parganas, Pargana Khaspur, Sub-Registry office Sonarpur under Collectorate Touji No.56, R.S.No.41, J.L. No. 45, Mouja Garagacha comprised in the Cederal Survey Khatian No.113. The said property was purchased by Arisar Rahaman son of Abdur Rahaman by a Sale Deed dated 7.4.1945 ( hereinafter for the sake of brevity referred to as the "erstwhile property").

AND WHEREAS while thus absolutely seized and possessed of and well and sufficiently entitled to the said property and other property the said erstwhile owners of the said property partly sold delivered and transferred the property in West Bengal and/or exchanged the said property and other property with one Smt. Sailabala Debi in Bangla Desh but in fact reality and substance the said Deed of Conveyance and/or Deed of Exchange with said Smt. Sailabala Debi was executed and registered in Benami, that is, one Sri Birendra Chandra Chakraborty ( Dharma Guru) of whom the said .....

Smt. Sailabala Debi was a "disciple" ( Sisyva) and the said deed was duly registered at the Registrar of Assurance, Calcutta in Book I, Volume No.16, Pages 16<sup>8</sup> to 175, Being No.354 for the year 1950 AND WHEREAS the said Sailabala Debi in the facts and circumstances was seized and possessed of the said property and was in the absolute use, enjoyment and occupation thereof save and except the said Birendra Nath Chakraborty was the Benamder and/or name-lender for Smt. Sailabala Debi AND WHEREAS the said Sri Birendra Nath Chakraborty by a Deed of Disclaimer and/or release duly re-conveyed the said property in favour of the actual owner said Smt. Sailabala Debi which was duly registered at the Sub- Registry office Alipore in Book No.1, Volume No.27, Pages 214 to 217, Being No. 147<sup>8</sup> for the year 1962.

S. Kar  
AND WHEREAS while thus absolutely seized and possessed of and well and sufficiently entitled to the said property the said Smt.Sailabala Debi by virtue of a Sale Deed of Conveyance dated 8th June, 196<sup>8</sup> duly sold transferred and conveyed the said property comprised in C.S.Khatian No. 113, Dag No.79, for an area measuring 2 Bighas more or less except any common passage to one Sri Sashanka Kiran Roy son of Late Kamini Mohan Roy which was executed and registered at the District Registry office Alipore in Book I, Deed No.3775 for the year 196<sup>8</sup> for valuable consideration therein mentioned.

AND WHEREAS the said Sri Sashanka Kiran Roy by a Sale Deed dated 25th day of June, 196<sup>8</sup> corresponding to 11th day of Ashar, 137<sup>8</sup> B.S. and registered in Book No.I, Deed No.4216 for the year 196<sup>8</sup> duly sold delivered and transferred an area of land measuring more or less 2 Bighas of land except common passage for valuable consideration to said Smt. Sandhya Rani Kar, referred to herein as the Vendor.

AND WHEREAS the Vendor thus became absolutely seized and possessed of the said plot of land and being Sali land measuring more or less 2 Bighas except any common passage in the District of 24-Parganas, P.S. & Sub-Registry Office Sonarpur, Touzi No.56 R.S.No.41, J.L. No. 45, Mouja Garagacha under C.S. Khatian No. 113, C.S. Dag No.79, corresponding to R.S.Khatian No. 88, R.S. Dag No. 81 (more particularly mentioned and described in the schedule hereunder written) and hereinafter for the sake of brevity referred to as "the said property".

AND WHEREAS the Vendor as such absolute owner of the said property declared to sell an area measuring 6 Cottahs 5 Chittaks 39 sft. described hereinabove and particularly mentioned and described in the schedule hereunder written and further the Vendor shall have no right on the 12½' x 54' common passage in front of ~~the land to be conveyed by this Indenture and the Purchaser herein~~ coming to know of the said offer accepted and agreed to purchase the said plot of land at or for the consideration fixed at Rs 30,000/- (Rupees thirty thousand) only free from all encumbrances.

S.K. or

NOW THIS INDENTURE WITNESSETH as follows:-

In pursuance of the said agreement and in consideration of the said sum of Rs 30,000/- (Rupees thirty thousand) only of the lawful money paid by the Purchaser to the Vendor as per Memo of consideration hereinbelow written (the receipt whereof the Vendor hereby acknowledge and of and from the same and every part thereof absolutely acquit, release, exonerate the Purchaser and the said property), the Vendor doth hereby absolutely and indefeasibly sell, grant, convey, transfer, assign and assure ALL THAT land measuring 6 cottah 5 chittaks 39 sft. be the same a little more or less and delivered possession thereof at and being part of C.S. Dag No.79, under C.S.Kh.No.113, corresponding to R.S.Dag No.81 R.S.Kh.No.88 of Mouja Garagacha, J.L. No.45, R.S.No.41, P.S.Sonarpur Dist. South 24-Parganas, and all sorts of easement rights thereto more particularly mentioned and described in the .....

Schedule hereunder written and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Indenture free from all sorts of encumbrance OR HOWSOEVER OTHERWISE the said land hereditament and premises and every part thereof is or are or at any time heretofore was or were situated butted bounded called known numbered or distinguished belonging or usually held used occupied enjoyed or reputed to belong and all ways, paths, passages, drains, lighting, privileges, easements appurtenances whatsoever to the said land hereditament and premises belonging or anywise appertaining to be part and parcel or number thereof which now is or are heretofore were or was held or occupied or enjoyed therewith and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and right title interest claim and demand whatsoever of the Vendor into out of and upon the said land hereditament and premises and every part thereof with all deeds documents and muniments of title relating to the same TO HAVE AND TO HOLD the said land hereditaments and ~~premises~~ hereinbefore expressed to be hereby granted, conveyed, transferred and assured or expressed or intended to be so unto the Purchaser absolutely and forever free from all encumbrances and BE IT MENTIONED that the Vendor has acquired absolute full right power and authority of the said property hereby transferred and conveyed and the Vendor hereby covenant with the Purchaser that the Vendor have good right full power and absolute authority to grant convey transfer assure and assign the said property and every part thereof unto the Purchaser in the manner aforesaid and the Purchaser shall or may at all times hereafter peaceably and quietly own possess and enjoy the same and every part thereof and receive and realise the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever by the vendor or any person or persons claiming lawfully or equitably through under or in trust for the Vendor and that free and clear freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the

at the cost and expenses of the Vendor well and sufficiently indemnified or from and against all manner of claims charges liens debts attachments and encumbrances whatsoever created made done occasioned or suffered by the Vendor or by any person or persons claiming as aforesaid and the Vendor do hereby further covenant with the Purchaser that the Vendor and all persons having lawfully or equitably claiming through under or in trust for the Vendor as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Purchaser or person or persons requiring the same to be caused or done or executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the said land hereditament and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Gali land measuring more or less 6 Cottahs 5 Chittaks, <sup>39 Sq.ft.</sup> be the same a little more or less lying at or situate in the District of 24-Parganas (South), Police Station & Sub-Registry office Sonarpur, Pargana Khaspur, District Collectorate Touji No. 56, R.S. No. 41, J.L. No. 45, Mouja Goragacha comprised under C.S. Khatian No. 113, C.S. Dag No. 79 corresponding to R.S. Dag No. 81 appertaining to R.S. Khatian No. 88 TOGETHER WITH all sorts of easement rights delineated in the site Map or Plan annexed hereto in RED border line as part and parcel of this Indenture OR HOWEVER OTHERWISE the said land hereditament and premises and butted and bounded in the manner following : -

- ON THE NORTH : Part of Dag No. 10
- ON THE SOUTH : 25' ft. wide Common Passage
- ON THE EAST : Plot No. 2
- ON THE WEST : Part of Dag No. 81

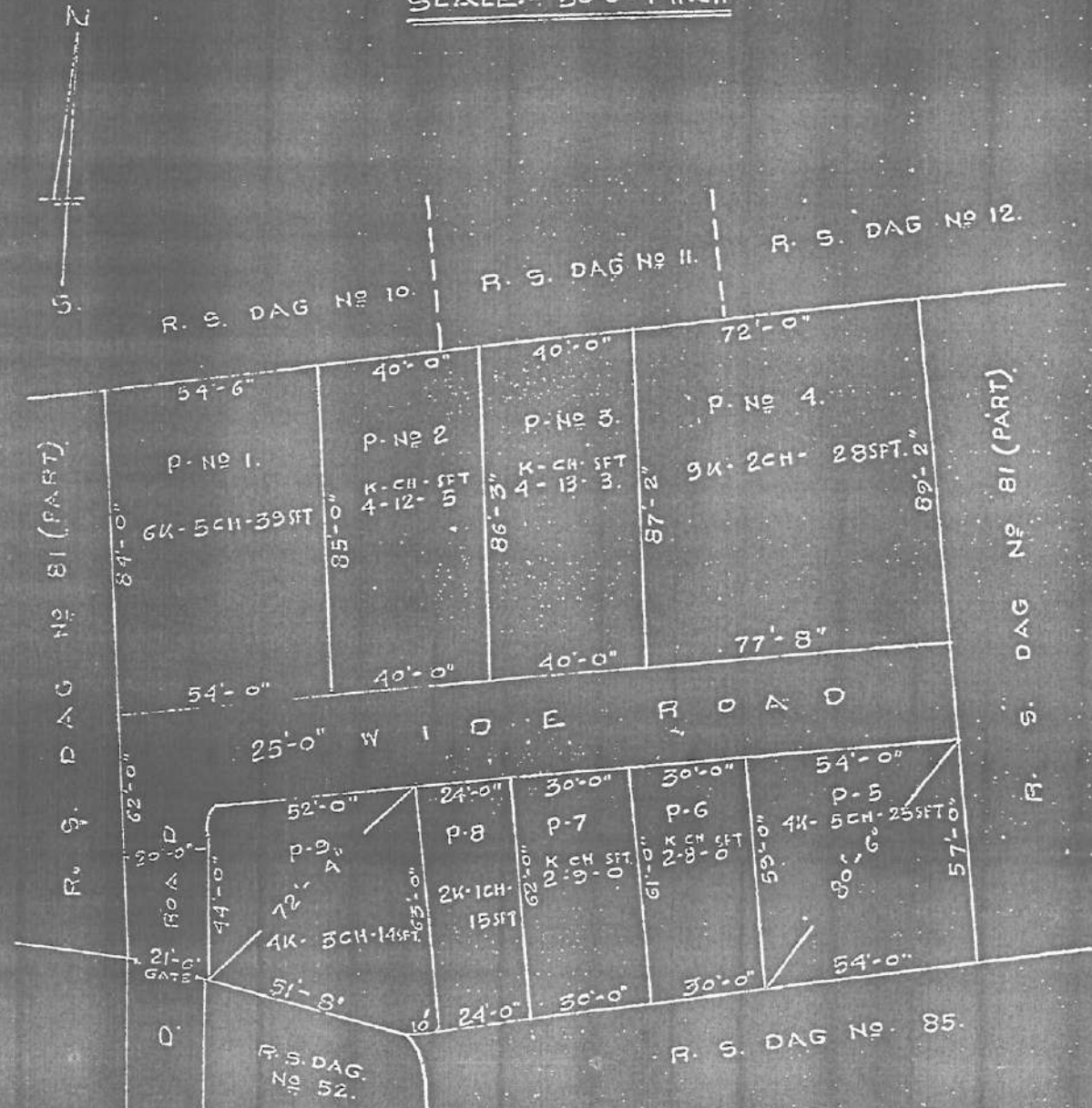
S. Kar

S. Kar

# SITE PLAN.

AT PORTION OF C.S. DAG NO 81. C.S. KHATIAN NO  
 & PORTION OF R.S. DAG NO 81. R.S. KHATIAN NO  
 J.L. NO 45. MOUZA GARAGACHHA TOUJI. NO  
 P.S. SONARPUR. DIST. 24 PARGANAS. (SOUTH).

SCALE:- 30'-0" = 1" (INCH)



## REFERENCE

P-NO	NET LAND K-CH-SFT	ROAD K-CH-SFT	TOTAL LAND K-CH-SFT	COLOUR
1.	6-5-39	0-15-0	7-4-39	
2.	4-12-5	0-11-5	5-7-10	
3.	4-13-3	0-11-5	5-8-8	
4.	3-2-28	1-5-26	10-2-9	
5.	4-5-25	0-15-0	5-4-23	
6.	2-8-0	0-8-15	5-0-13	
7.	2-9-0	0-8-15	5-1-15	
8.	2-1-15	0-6-30	2-8-0	
9.	4-3-14	2-6-0	6-9-14	
<b>TOTAL.</b>			<b>49-4-0</b>	

IN WITNESS WHEREOF the Vendor hereto set and subscribed her hand and seal the day month and the year first above - written.

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF

WITNESSES

Santhya Rani Kar

Signature of the Vendor

1. Ganait Kumar Boddar  
18, Avenue 187, B...
2. Brijendra Chandra Kar

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned consideration amount of Rs. 30,000/- ( Rupees thirty thousand ) only as per MEMO below :

.. Rs. 30,000/-

( Rupees thirty thousand ) only.

WITNESSES

Santhya Rani Kar  
VENDOR.

1. Ganait Kumar Boddar
2. Brijendra Chandra Kar

Drafted by me

Ajay Kumar Mitra,  
Advocate  
Alipore Police Court.

Typed by me

S K Sen Gupta,  
Alipore Police Court.





Registrar d/s 7 (2)  
South 24 Parganas.  
5.12.90



10.12.90  
South 24 Parganas.  
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16626  
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