

4234 P/W/L V 4025 1000Rs.

R6

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Bibhu...
Reg-21

Area-24

Handwritten notes and scribbles.

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Paid to C. B. S.

A 187-

Handwritten signature and scribbles.

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... of
January, One thousand two hundred and thirty three
... son of ...
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Large handwritten scribbles and illegible notes.

v/c

750Rs.



Shri son of ,
of , a occupation , residing at
No. , Lower , 217, hereinafter called
and referred to as the " " (whose expression
shall unless otherwise expressed to the contrary be
deemed to include his heirs, executors,
administrators, representatives and/or assigns) of the
 :

 P/3

200Rs.



Jatinendra Nath Mandal
Debenendra Nath Mandal

#

[Faint, mostly illegible text, likely a legal notice or court order]

Day 81
 R.S. Kh. 26

[Faint, mostly illegible text, likely a legal notice or court order]

Abdole Path
&
Arindam Path

.. 5/1

AND WHEREAS thus said Sasania Kiran Roy became the sole owner occupier and seized and possessed of ALL THAT piece and parcel of land measuring 10 Cottans more or less and thereafter he forever sold delivered transferred and conveyed the same by virtue of a registered deed of sale to one Smt. Nisar Kana Ghosh and the said Deed was registered on 25.06.1968 at the S.A. office Alipore and recorded in Book No. I, Volume No. 118, pages 146 to 150, Being No. 4217, for the year 1968.

AND WHEREAS by virtue of the aforesaid purchase said Smt. Nisar Kana Ghosh became the sole owner and seized and possessed of the said landed property measuring 10 Cottans more or less and while thus in peaceful and uninterrupted possession she sold transferred and conveyed the said property entirely of the land 5 Cottans each to one Ram Chandra Paria and Smt. Sulekha Guha Thakurata by two separate Registered Deed of Sale which were duly registered at the office of the S.R.O. Sonarpur on 17.06.1983, Being No. 3402 and 3403 respectively for the year 1983.

AND WHEREAS while thus in actual possession and enjoyment of the said property said Ram Chandra Paria and Smt. Sulekha Guha Thakurata by a Deed of Sale for ever sold delivered transferred and conveyed ALL THAT piece and parcel of land measuring 3 Cottans 12 Chittaks 0 sq.ft. to Sri Jaganta Mukherjee, the Vendor herein (therein referred to as the purchaser) for a valuable consideration mentioned therein and the said Deed was registered at the office of A.D.S.R. Alipore and duly recorded as Book No. I, Being No. 15368 for the year 1990.

AND WHEREAS by virtue of the aforesaid purchase the Vendor herein became the sole and absolute owner and seized and possessed of ALL THAT piece or parcel of land measuring 3 Cottans 12 Chittaks 0 sq.ft. more or less lying or situate in the District of 24-Parganas (South), under Police Station Sonarpur, comprised

comprised in C.S. Dag No. 79, A.S. Dag No. 81, under C.S. Khatian No. 113, and A.S. Khatian Nos. 86 & 88, within Mouja Saragacha (hereinafter referred to as "the said property") and more fully mentioned and described in the schedule hereunder written.

AND WHEREAS the said Vendor is now lawfully and absolutely seized and possessed in or otherwise well and sufficiently entitled to the said property fully mentioned and described in the schedule hereunder written and the Vendor being in need of urgent money for lawful reasons declared for absolute sale and the purchaser herein has duly agreed to purchase the said measuring 3 Cottaks 12 Chittaks 0 sq.ft. or the same a little more or less at or for the total consideration fixed at Rs. 18,000/- (Rupees eighteen thousand) only free from all sorts of encumbrances whatsoever.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 18,000/- (Rupees eighteen thousand) only well and truly paid by the purchaser to the Vendor or immediately before the execution of these presents and that being full and entire price of the said property the receipt whereof the Vendor do hereby acknowledge and admit as per Memo of Consideration hereunder written and of the said property and every part thereof the Vendor doth hereby acquit, release and forever discharge the said Purchaser as well as the said property, the Vendor doth hereby grant, transfer, convey, sell assure and assign to and unto the said Purchaser his heirs, executors, administrators, representatives and assigns all that piece and parcel of land measuring 3 Cottaks 12 Chittaks 0 sq.ft. appertaining to Mouja Saragacha, J.L. No. 45, A.S. No. 41, Touzi No. 56, C.S. Dag No. 79, A.S. Dag No. 81, under C.S. Khatian No. 113, A.S. Khatian Nos. 86 & 88. P.S. Sonarwar, District

District 24-Parganas (South), carefullly mentioned and described in the Schedule hereunder written and particularly delineated in the site map or plan annexed hereto or HOWSOEVER OTHERWISE the said land, hereditaments and premises now is or are or heretofore was or were situated or distinguished together with all pattaas passages, ways, sewers, drains, walls, water courses, lights, rights liberties benefits privileges, advantages, easements, appendages, whatsoever to the said land belonging or in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and the rents issues, and profits thereof AND ALL THE ESTATE rights title interest claims and demand whatsoever both at law and in equity of the Vendor upon the said land and every part thereof and all the deeds muniments evidences of title whatsoever relating to the said land hereinafter be the custody power control possession of the Vendor TO HAVE AND TO HOLD the said land hereditament and premises so to be unto and to the use of the said Purchaser for ever free from all encumbrances and the Vendor doth hereby covenant with the Purchaser that NOTWITHSTANDING any act, thing, deeds, matters whatsoever made done or executed or knowing suffered to the contrary the vendors now have good rightful power, absolutely authority and indefeasible title to grant convey transfer sell or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and vacant peaceful possession thereof simultaneously with the execution of these presents AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold, possesses and enjoy the said land and every part thereof on payment of rent to the Collector, 24-Parganas (South), for and on behalf of the State of West Bengal on mutating his name in the appropriate authority concerned and receive the rents issues and profits thereof without any lawful eviction interruption claim and

and demand whatsoever of any person or persons lawfully or equitably claiming from under or in trust for the vendors or any the predecessors-in-interest and that free and clear freely and clearly and absolutely acquitted exonerated discharged saved harmless and keep the Purchaser indemnified from or against all charges estate encumbrances created by the Vendor or by any of the predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all person or persons having lawfully and equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost of the Purchaser do and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring and conveying the said land and all appertinances attached therein and thereto and unto the said purchaser as shall or may be reasonably required.

The Vendor further declares that the said property or any portion thereof has not been previously sold, leased, mortgaged or gifted and there is no charge, lien or dependence or there is no case or proceeding pending before any court of law in respect of the said property is in no way encumbered and is free from all encumbrances.

If any error or omission in the recital of this deed transpires at a later date the Vendor at the cost and request of the Purchaser shall do and execute or cause to be done or executed any supplementary deed or deeds of rectification in favour of the Purchaser.

SCHEDULE OF THE PROPERTY

AND THAT piece and parcel of soil land (used for agricultural purpose) measuring 3 (three) Gattas 12 (twelve) Chittak 0 (zero) sq.ft. be the same a little more or less lying at a distance in the District 24-Parganas (South), under Police Station Sonarpur, approximately to G.S. Bag No. 79, and A.S. Bag No. 61, under G.S. Khattak No. 113, and A.S. Khattak Nos. 26 & 28 within Mouja Garagecha, J.L. No. 45, I.S. No. 41, Touji No. 53, sub-Registry Office Sonarpur, TOGETHER WITH all sorts of easement rights attached thereto and thereto and for more clearness delineated in the Site Map or Plan annexed hereto with red border line thereon being the part and parcel of this Indenture and letted and bounded in the manner as follows :-

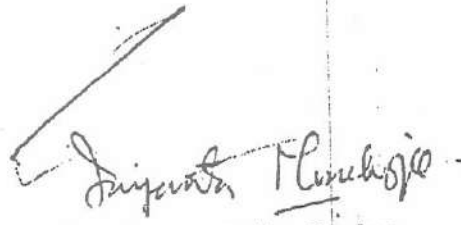
On the North : Other's land
On the South : Plot No. 7
On the East : Canal or arched Kumer
On the West : 10 ft. wide Road/Passage.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seal on the day month and year first above-written.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF WITNESSES :

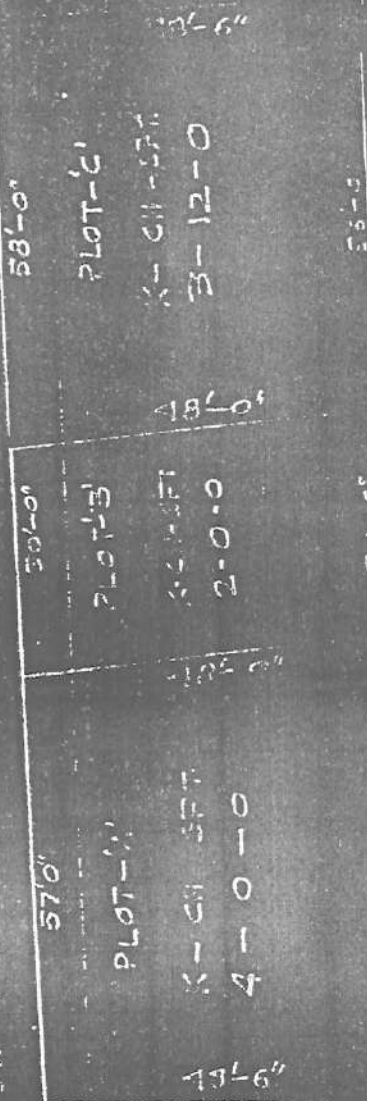
1) Ramesh Thakur
20/18/2 East Topnia Road
Cal-46

2) Nikad. Barua
Signature


Signature of the Vendor.

SITE PLAN FOR R.S. DAG NO-81 KHATAN NO
 MOUZA-CARAGACHIA JL. 95 PS-SOMARPUR
 DIST. RAIPUR (G) SCALE-20'-1"=1"

14'-0" WIDE COMMON PASSAGE



LAND OF KRISHAN KUMAR

25'-0" WIDE ROAD

14'-0" WIDE ROAD

PART OF R.S. DAG NO 81

14'-0" WIDE ROAD

20'-0" WIDE ROAD

C.M.D.A LAND

(10)

MODE OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within
stated consideration amount of Rs. 18,000/- (Rupees Eighteen
thousand) only as per Bill below :

By Cash. Rs. 100/- & 180 Pcs. = Rs. 18,000=00
(Rupees eighteen thousand) only.

WITNESSES

1. Ramesh Thakur
2. Mohd. Sarwar

Jayanta Chakrabarty
VENDOR

Drafted & prepared
by me,

Jian ul Ali, Advocate.
Alipore Court, Cal-27

ADVOCATE

Signed by me,

Koushik Chatterjee

Alipore Criminal Court,
Calcutta 700 027.