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(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

1. ✓ SHRI NARENDER KUMAR AGARWAL,
2. ✓ SHRI JITENDER KUMAR AGARWAL,

both sons of Parmananda Agarwal, both by faith Hindu, both by occupation - Business, both residing at 122/1A/1, N.S.C. Bose Road, P.S. Jadavpur, Kolkata-40, hereinafter called and referred to as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

.....3.

No. 4360

Sold to Narendra K. Agarwal
of 122/1A/1, N. S. C. Base Rd.
Col-40.

Calcutta Collectorate,
Treasury

Date 14.5.2007.

Treasurer

1 = 25,000/-
1 = 10/-

25,010/-



For Dist. Sub-Inspector
Treasury, Calcutta, (01)

17 MAY 2007

WHEREAS one Haridas Das alias Haripada Das (Bairagi), son of Late Natabar Das was seized and possessed of the land measuring 67 Decimals of Dag No. 625 of Khatian No. 554 of Rajpur Mouza, J.L.No. 55, under P.S. Sonarpur, Dist. South 24 Parganas by purchase on 5.9.1921.

AND WHEREAS the said Haridas Das alias Haripada Das (Bairagi) sold, transferred, conveyed and assigned the land measuring 19 Cottahs 20 Sq.ft. alongwith delapidated one storied building and shed of premises No. 143/2, N.S.Road, P.S. Sonarpur, under Rajpur Municipality, Dag No. 625, Khatian No. 554, Mouza - Rajpur, J.L.No. 55, Dist. South 24 Parganas on 31/8/1965, to Sri Bijoy Chandra Agarwal registered at D.R.Alipore office and recorded in Book No.I, Volume No.80, Pages 268 to 273, being No. 4329 for the year 1965.

AND WHEREAS the said Bijoy Chandra Agarwal died intestate on 8-6-1974 leaving his wife, Smt. Saroj Rani Agarwal, one son Shri Ajay Agarwal and three daughters, Smt. Sulekha Jindal, Smt. Shikha Bajoria & Smt. Sujata Agarwal as his sole legal heirs and successors.

AND WHEREAS the said successors of the Late Bijoy Chandra Agarwal sold, transferred, conveyed and assigned the land measuring 19 Cottahs 20 Sq.ft. alongwith delapidated building of premises No. 143/2, N.S.Road of Rajpur Municipality on 9-12-1982 to Shri Amalendu Guha Thakurta and Smt.Krishna Guha Thakurta (Vendors herein) registered at D.R.Alipore



[Signature]
SPECIAL AGENT IN CHARGE
MAY 27 1911

office recorded in Book No.I, Volume No. 408, Pages 124 to 132 Being No. 15989 for the year 1982.

AND WHEREAS the said Shri Amalendu Guha Thakurta & Smt. Krishna Guha Thakurta (Vendors herein) after purchasing the aforesaid property became the absolute owners of the aforesaid area 19 Cottahs 20 Sq.ft. of land as mentioned in the schedule hereunder written and also delineated in the map or plan attached herewith by RED border and also mutated as a recorded owners in JLRO Office and Municipal Office and paid the relevant taxes upto date and are exercising all acts of possession and WHEREAS the Vendors have absolute right to transfer the schedule property.

AND WHEREAS due to the urgent need of money the Vendors offered to sale their each 50% share of the land measuring 19 Cottahs 20 sq.ft. along with structure thereon but after actually surveying the land measures 18 Cottahs 5 Chhitaks along with delapidated tile's shed structure thereon lying and situated in Mouza Rajpur, J.L.No. 55, under Khatian No. 554, in Dag No. 625, Premises No. 167, of Ward No. 24, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, Dist. South 24 Parganas, which is morefully described in the Schedule hereunder written and specifically shown in the annexed plan delineated with RED border and marked as Block-A of and for the total consideration money of Rs.5,00,000/- (Rupees Five Lakhs) only being free from all encumbrances, liens and attachments having good, clear and marketable title



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thereto, hereinafter called the "Said Land".

AND WHEREAS the Purchasers have agreed to purchase the said land at a total highest fixed market price of Rs. 5,00,000/- (Rupees five lakhs) only alongwith all easement Rights therein.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,00,000/- (Rupees five lakhs) only paid by the purchasers unto the vendors (the receipt whereof the said vendors hereby as also receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereto acquit, release and discharge the purchasers as well as the said land hereby convey and every part thereof), the said vendors do hereby absolutely and indefeasible convey sell transfer assure and assign unto and to the use of the purchasers ALL THAT piece and parcel of land measuring 18 Cottahs 5 Chhitaks alongwith delapidated tile's shed structure at Premises No. 167, N.S.Road, of Ward No. 24 of Rajpur-Sonarpur Municipality, Mouza - Rajpur, J.L.No. 55, Dag No. 625, in Khatian No. 554, P.S. Sonarpur, Dist. South 24 Parganas which is morefully described in the schedule hereunder written and shown within RED borders on the plan hereto annexed and marked as Block-A and here in before and hereinafter



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17 MAR 1911

called the said premises together with all the legal incidents thereof and the remainder or remainders thereof and the reversion and reversions and ways water walls water courses lights rights paths sewerages under-ground cables fixtures fittings structures constructions and installations thereof AND all easements liberties privileges and appurtenances thereof AND all rents issues and profits thereof AND all rights interests like and benefits of the vendors in the said land or premises free from all encumbrances charges claims demands liabilities and attachments restrictions lispence whatsoever TO HAVE AND TO HOLD the same absolutely for ever as a transferable estate free from all encumbrances charges claims demands liabilities attachment restrictions lispence whatsoever or howsoever.

THE SAID VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :- NOTWITHSTANDING any act deed and thing hereto before executed or knowingly suffered to the contrary, they, the said vendors are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land or premises hereby sold free from all encumbrances attachment or defects in title whatsoever AND that the Vendors have full authority and absolute power to sell their each 50% share of the land or premises in the manner aforesaid AND that the said purchasers shall hereafter peaceably and quietly hold possess and enjoy the said land or



[Handwritten Signature]
17 MAY 2001

premises without any claim dispute or demand whatsoever from the vendors or any person claiming through or under the said vendors or any of their predecessor-in-title AND further that the said vendors shall save harmless and indemnify and keep saved harmless and indemnified the said purchasers of from and against all encumbrances charges claims and liabilities whatsoever AND that the said vendors shall always at the requests and costs of the purchasers do and execute and cause to be done and executed all such further acts deeds and things in law whatsoever necessary for further and more perfectly assuring and granting the said land or premises hereby conveyed unto and in favour of the purchasers in the manner aforesaid as shall be reasonably required by the purchasers from time to time AND the vendors representing themselves as the owners in possession of the schedule property and if it transpire that the sale is the subject to any mortgage or charge created by the vendors then the vendors, their heirs shall be liable to make good and loss sustained by the purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 18 (eighteen) Cottahs 5 (five) Chhitaks alongwith delapidated title's shed structure thereon situated in Mouza Rajpur, J.L.No. 55, Touzi No. 251, R.S.No.— 109, P.S. & A.D.S.R.Office at Sonarpur,



J
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17 MAY 2011

Pargana - Medanmolla, comprising in Dag No. 625
 appertaining to Khatian No. 554, Holding No. 167, Netaji
 Subhas Road, Ward No. 24 under Rajpur-Sonarpur Municipality,
 Dist. South 24 Parganas, which is morefully and particularly
 described and shown in the annexed plan delineated with RED
 border being marked as BLOCK 'A' alongwith all easement
 rights thereto through over and underneath the land, the
 total annual rent of 67 decimals of Khatian No. 554 is Rs.6/-
 and the proportionate annual rent of 18 Cottahs 5 Chhitaks
 is Rs. 2/- , which is payable to the Collector of District
 of South 24 Parganas, Alipore, on behalf of the Government of
 West Bengal, being Butted and Bounded as follows :-

- On the North : Part of Dag No. 625 & Block - B;
- On the South : Common Passage ; On the East : N.S.Road;
- On the West : Vaccant Land ;

IN WITNESS WHEREOF the vendors have signed and executed this
 presents the day month and year first above written.

SEALED, SEALED AND DELIVERED

In presence of

WITNESSES :-

1. *গোবিন্দ চন্দ্র*
গোবিন্দ চন্দ্র

2. *উদিত গোস্বামী*
Bai Kunthe Pur
P. O - Sonarpur

Amalendu Chakravarty
Krishna Suba Thakurta

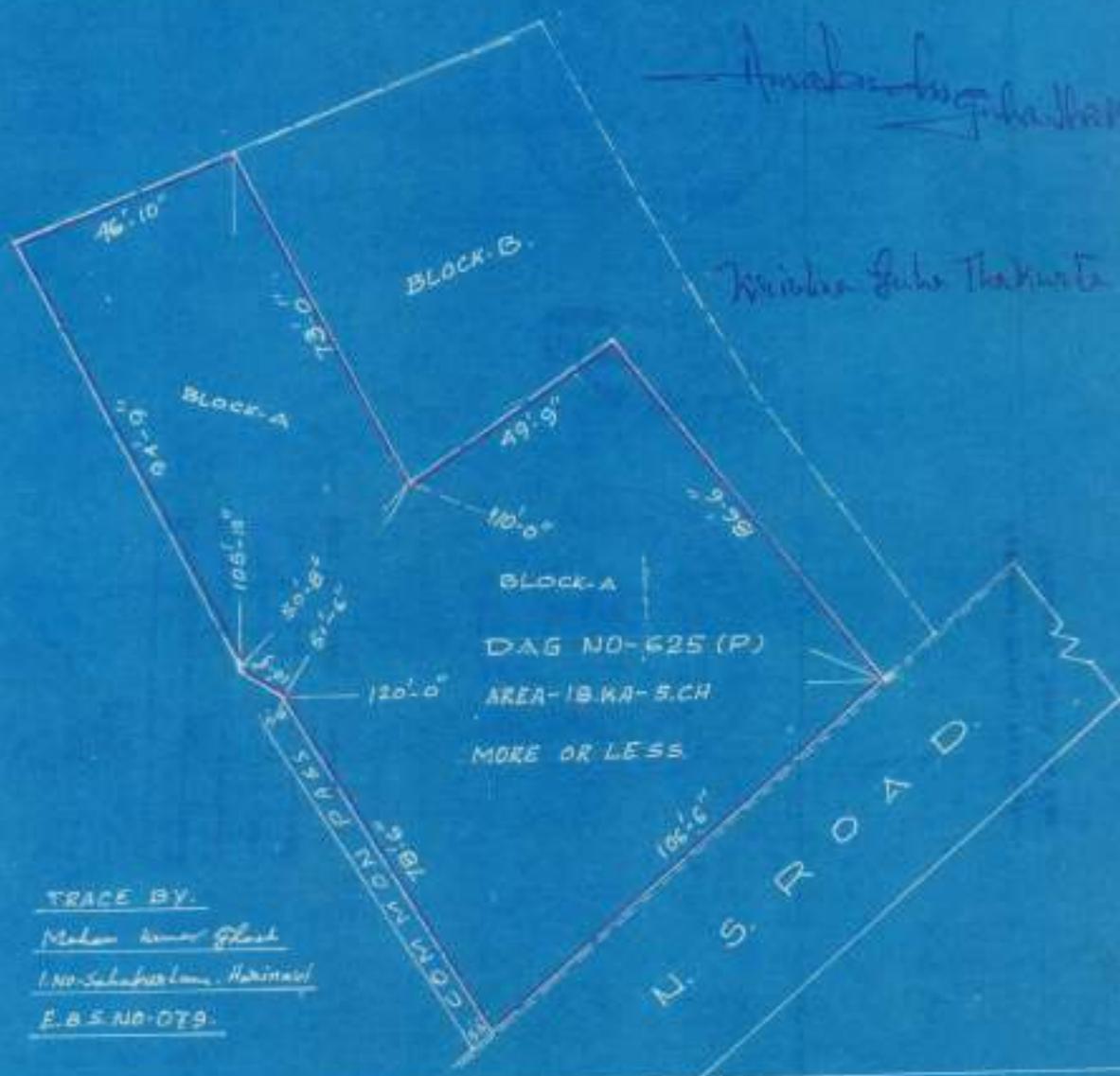
Signature of the Vendors

A



MADE IN U.S.A.
17 MAY 1971

SITE PLAN, OF LAND FOR SALE. AT
 MOUZA-RAJPUR. J.L. NO-55. DAG NO-625.
 KHATIAN NO-554. N.S. ROAD. WORD NO-24.
 UNDER RAJPUR SONARPUR MUNICIPALITY.
 P.S. SONARPUR. DIST-24 PGS (5). SCALE-30'-0"-1"
 SALE AREA SHOWING THE RED BORDER.



Anand Singh Thakurta

Minister Jaha Thakurta

TRACE BY.
 Mahan Kumar Ghosh
 I. No. Subhas Chandra, Harimaul
 E.B.S. NO-079.

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17 MAY 2014



Book No. 59
Volume No. 27-10
Page No. 3534
Being No. 213
For the Year ... 2013

Prasad

2013
Assistant Minister for Agriculture
Government, South 24 P.W.
[Signature]

MEMO OF CONSIDERATION

RECEIVE of and from the within named Purchasers the within mentioned the sum of Rs. 5,00,000/- (Rupees Five Lakhs) only being the consideration money as per memo below :-

Cheque No./

<u>Pay Order No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>In favour of</u>	<u>Amount</u>
803921	5.4.2001	U.B.I. Regent Park Calcutta - 700040	Sri Amalendu Guha- thakurta	1,00,000.00
235006	5.4.2001	-do-	Smt. Krishna Guhathakurta	1,00,000.00
409694	16.5.2001	Do.	Sri Amalendu Guhathakurta	1,50,000.00
409695	16.5.2001	Do.	Smt. Krishna Guhathakurta	1,50,000.00
				<u>5,00,000.00</u>

TOTAL RUPEES FIVE LAKHS ONLY

Witnesses :-

1. *(Handwritten signatures)*

(Handwritten signature)

2. *Hrit Ghosh*
Bai Kuntla Puro.
P. S. - Sonarpur.

Krishna Guha Thakurta
Signature of the Vendors

Drafted by me :-

(Handwritten signature)
(TARUN KANTI CHAKRABORTY)
Advocate
Baruipur Civil Court.

Typed by me :-

(Handwritten signature)
Gitan. Kr. Sharma
Natunpalli, Sonarpur,
24 Parganas(S).

(Handwritten mark)



[Signature]
MAY 17 1902



Book No. 1
Volume No. 59
Pages 68-10-22
Being No. 3594
Buy the Year 02

R. G. Keen

[Signature]
Assistant District Sub-Agent
Saratoga, March 24 P.M.
20.5.02