



K and above... 5
 West Bengal L.R. Act 1955, stamped
 July 1955... Stamp Act 1899 amended in 1942
 Schedule to...
 Process fee 3.00

Fee Paid in
 A = 79.50
 H = 25.00
 M(2) = 4.00
 X = 1.20

 109.70
 Registrar U/S 7 (2)
 Alipore, 24 Parganas
 A. 3.78

Notes filed to the G.A. 1957
 L.R. - Contempt Cal. 9/2/57
 Sd/- B.K. Pur on 1/12/57
 U.S. 76 of 1976
 Act of 1976

9000
 79.50
 25.00
 4.00
 1.20

 109.70
 1.56

THIS INDENTURE made this 14th day of March
 one thousand nine hundred and seventy eight Between
Sri Santosh Kumar Karmakar son of late Radha Raman
 Karmakar, by caste Hindu, by occupation Business,
 residing at 39, M. K. Ghosh Road, Calcutta-28, P. S.
 Dum Dum in the District of 24 - Parganas, hereinafter
 called the "Vendor" (which expression shall unless
 excluded by or repugnant to the context include his
 heirs, executors, administrators, representatives and
 assigns) of the One Part And S. B. Engineering
Company a Registered Firm Carrying on its Business

2497 R. C. Banerjee, Adv.

India Calcutta, Treasury, M.

7.3.78

Calcutta

1-10. 14th March 78
Saulabh Kumar Karmakar



Lighter U/S 1 (A)
Altera, 24 Parsana
14-3-78

1973

Saulabh Kumar Karmakar
29 M. N. Ghosh Road
Karmakar
Business

श्री मरुताय कुमार कर्मकार

श्री मरुताय कुमार कर्मकार

Hiranmoy Das

Hiranmoy Das
264, Dr. Rajendra Prasad
District Calcutta-74
Business

Lighter U/S 1 (A)
Altera, 24 Parsana
14-3-78



- 2 -

through its proprietor Sri Sudhir Bhattacharyya son of Sri Satish Chandra Bhattacharyya and its office at 28, Dum Dum Road, P. S. Dum Dum Calcutta - 28, hereinafter called the "Purchaser" (which expression shall unless excluded by or repugnant to the subject or context shall include its successors and/or assigns and each of the respective heirs, executors, representatives and assigns) of the said ^{Proprietor} ~~Partner~~ of the Other Part :

S. R. S.

Whereas one Matangini Debi was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 2.6362 acre in respect of Khatian No. 184 of Mouza Begjole P. S. Dum Dum in the District of 24 - Ferganas.

Contd ... 3.



- 3 -

AND WHEREAS by a Deed of Sale dated 8th. December 1897 and Registered at Dum Dum Sub-Registration Office in Book No. I, Vol. No.12, Pages 200 to 203. Being No. 1743 for the year 1897 one Tulshi Das Dey purchased the said land measuring 2.6362 acre in respect of Khatian No. 184 of Mouza Bagjola, from the said Matangini Debi free from all encumbrances.

AND WHEREAS the said Tulshi Das Dey died intestate his wife Haridasi Debi and only son Sri Lalit Mohan Dey as his only heirs.

AND WHEREAS the said Sm. Haridasi Debi died in the year 1933 and leaving the said Lalit Mohan Dey as his only heirs.

AND WHEREAS the said Lalit Mohan Dey died in the year 1951 and leaving his three sons Sri Lakshmi Kanto Dey, Sri Durga Kanto Dey, Sri Sri Kanto Dey as his only heirs.

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Banjaran
A. G.

Income Collectorate,
Treasury,

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REGISTER U/S 7 (2)
Alipore, 24 Parganas

14.3.78



- 4 -

AND WHEREAS the said Lakshmi Kanto Dey and two others were absolutely seized and possessed of or well and sufficiently entitled to ALL THAT piece and parcel of land measuring 2.6362 acre in respect of Khatian No. 184 of Mouza Bagjole in the District of 24 - Parganas and Sub-Registration Office Cossipore Dum Dum and recorded their name in the Revisionsal Settlement record and recorded their names in the Local Municipality and Collector 24-Parganas and paying the rents and taxes regularly.

AND WHEREAS the said Lakshmi Kanto Dey and two others executed a Deed of Agreement dated 9th. December 1967 for the amicable Partition the above mentioned property.

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8497 *S. G. Banerjee, Adv.*
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**Malabar Collectorate,
Travancor.**

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REGISTER U/S 7 (3)
Alipora, 24 Puzhose
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- 5 -

AND WHEREAS by a Deed of Settlement dated 4th. July 1975 and Registered at Assurance of Calcutta in Book No.I, Vol. No. 69. Pages 236 to 247, Being No. 3907 for the year 1975 the said Lakshmi Kanto Dey transferred his allotted property in favour of his wife Sm. Dipta Dey with separate arrangement and with the terms and condition stated therein.

AND WHEREAS by a Deed of Sale dated 20nd. Jun and Registered at Cossipore Dum Dum Sub-Registration Office in Book No.I, Vol.No. 58. Pages 252 to 256. Being No. 4209 for the year 1976, the said Sm. Dipta Dey with Sri Lakshmi Kanto Dey, Sri Durga Kanto Dey Sri Srikanto Dey sold transferred granted conveyed and assign in favour of Sri Santosh Kumar Karmakar the Vendor herein ALL THAT piece or parcel of land measuring 4 Cottah 12 Chitacks 4 Sq.ft. in Plot No.2

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to G. B. Bannister adv.

to the
P.O.A. Calif.

Jointly Collectors,
Treasury,

7.3.78

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Regulation 1/57 (2)
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and in respect of Dag No. 639 and Khatian No.184 of Mouza Bagjola more particularly described in the Schedule thereunder and hereunder written, absolutely and free from all encumbrances.

AND WHEREAS the Vendor is thus absolutely seized and possessed of or otherwise well and sufficiently entitled to as the said land and premises in fee simple free from all encumbrances whatsoever and got his name recorded in the local Municipality.

AND WHEREAS the Vendor has agreed to sell and the purchaser has agreed to purchase ALL THAT piece and parcel of land measuring an area 4 Cotteh 12 Chittacke 4 Sq.ft. in respect of Dag No.639 of Mouza Bagjola more particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto bordered Red at or for the Price of Rs. 9000/- (Rupees Nine Thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.9000/- (~~Rupees~~ Rupees Nine Thousand) only to the Vendor paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the Memo hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and forever discharge the Purchaser) the Vendor doth hereby grant convey transfer assign and assure



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संग्रहालय U/S 7 (2)
अहमदाबाद, 24 फरगना

14-3-78

the Purchaser ALL THAT piece and parcel of land measuring an area 4 Cottah 12 Chittacke 4 Sq.ft. be the same a little more or less lying and situate at Mouza Bagjola fully described in the Schedule hereunder written and delineated in the map or plan annexed hereto and thereon marked Red Border OR HOWSOEVER OTHERWISE the said land and premises or any part thereof now are or is or heretofore were or was situated tenanted butted called known numbered described or distinguished TOGETHER WITH all areas sewers drains ways paths passages common fences water, water-courses lights, rights, liberties privileges easements and appurtenances whatsoever to the said land and premises belonging to or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders rents issues and profits thereof and of every part thereof AND ALL the estate right title interest claim or demand whatsoever of the Vendor in to or upon the said land and premises or any part thereof TOGETHER WITH the benefit of the covenant for production of documents and TOGETHER WITH all rights benefits advantages of the 15' ft. common passage on the *East and West* TO HAVE AND TO HOLD the said plot of land and premises hereby granted or otherwise expressed or intended so to be unto and to the use of the Purchaser absolutely and forever AND the Vendor doth hereby covenant with the



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संख्या 6/57 का
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Purchaser that NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary He the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and premises hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and the NOTWITHSTANDING any act deed or thing whatsoever as aforesaid the Vendor hath now in himself goodrightfull power and absolute authority to grant the said land and premises hereby granted or otherwise expressed so to be unto and to the use of the purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land premises and receive the rents issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him AND FURTHER the Vendor and all person or persons having or lawfully or equitably claiming



U/S 7 (2)
24

14.3.78

any estate or interest in the said land and premises or any part thereof from under or in trust for the Vendor 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 and thing whatsoever for further better and more perfectly assuring the said land and premises 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 piece and parcel of Rayat Dakhali Satya Eastu land measuring an area 4 (Four) Cottah 12 (Twelve) Chittack 4 (Four) Sq.ft. be the same a little more or less situate lying at Mouze Bagjola and P. S. Dum Dum Sub-Registry Office Cossipore Dum Dum within South Dum Dum Municipality in the District of 24 - Parganas and comprised in portion of Deg No. 639 under Khatian No. 184, Touzi No. 182, J. L. No. 21, R. S. No. 68, Municipal Holding No. 223/A, Dum Dum Cossipore Road and annual rent 06 - paisey payable to the Collector 24 - Parganas West Bengal and delineated in the map or plan annexed hereto and bordered Red and butted and bounded as follows :-

On the North - by - Sm. Reba Rani Soutey and D. G. Saha
On the East - by - Common passage
On the South - by - Sudhir Bhattacharjee
On the West - by - Common Passage



Registrar U/S 7(a)
Almora, 24 February
14-3-78

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

Signed sealed and delivered

In the Presence of :-

Witnesses

1. *Ajit Singh Bhang*
Advocate

एजित सिंह बख्त

2.

Read over and explained to the vendor by Ajit Singh Bhang Advocate

Memo of Consideration

paid in cash Rs. 10000/- L. B. note
90 pieces

7000.00 Rupees
Nine thousand only

Witnesses

1. *Sudhir Bahadur Acharya*
4/42 Mordicailan, Dehra Dun
Ct-74

सुधीर बाहदुर अचार्य

2. *Kailash Prasad Singh*
157 Rabindra Sarani
Ct-5



3
Registrar U/S 7 (A)
Moore, 24 Parcennes
14.3.78

Dated this 14th day of March 1978

--- Between ---



Sri Santosh Kumar Karmakar ... "Vendor"

--- And ---

Registrar O/S 7 (A)
Floors, 24 Park Street

14.3.78

S. B. Engineering Company "Purchaser"



Conveyance

16/3/78
Registrar O/S 7 (A)
Floors, 24 Park Street

Book No. 90
Volume No. 90
Page No. 1357
Serial No. 1478
Date 14/3/78

Drawn by

Sri Ajit Kumar Banerjee

- Advocate

SITE PLAN OF A TANK AREA SHOWN IN RED COLOUR
AT MOUZA-BAGTOLA, J.L NO 81 R.S NO 68 SHEET NO-6
DAGNO 639 TANK NO DAG NO 638 (PART) KHATAN NO
R.S DUM DUM, DIST. 24 PARGANAS,
SCALE = 30 FT. 1 INCH.

VENDOR'S SIGNATURE

