

1724 T 1351 200Rs.



Land survey 5
West Bengal L.R. Act 1955 dated
stamped Commutation 25.
July 1995 by Indian Stamps
Act 1895 commenced in 1960
Schedule II 83
Process fee 3.00
Sub Total 10.970

Fee Paid as on

A = 79.50

H = 25.00

M(8) = 4.00

X = 1.20

10.970

Registrar U/S 7 (2)

Almora, 24 Parganas

A. 3.78

Land Survey
Commutation
Stamp
Act 1895
commenced in 1960
Schedule II
83
Process fee 3.00
Sub Total 10.970
Date 24.3.78
Year 1978
Place Almora
District 24 Parganas
State U.P.
India

THIS INDENTURE made this 14th day of November
one thousand nine hundred and seventy eight Between
Sri Santosh Kumar Karmakar son of late Radha Ramen
Karmakar, by caste Hindu, by occupation Business,
residing at 39, M. M. 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

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Sub Inspector,
Treasury,
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Santosh Kumar
Karmakar

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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 ^{Partner} Partner of the Other Part :

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 Begjola P.S. Dum Dum in the District of 24 - Perganas.

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P. O. H.

Postage Collected,
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Almora, 24 Pargana

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50Rs.



- 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 Haridesai Dasi and only son Sri Lalit Mohan Dey as his only heirs.

AND WHEREAS the said Sm. Haridesai Dasi 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 Srikanto Dey as his only heirs.

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Alipore, 24 Parganas

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AND WHEREAS the said Lekshmi 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 Khetian No. 184 of Mouza Bagjole in the District of 24 - Parganas and Sub-Registration Office Cossipore Dum Dum and recorded their name in the Revisional 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 Lekshmi Kanto Dey and two others executed a Deed of Agreement dated 9th. December 1967 for the amicable Partition the above mentioned property.

Contd ... 5.



- 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. Dipa Dey with separate arrangement and with the terms and condition stated therein.

AND WHEREAS by a Deed of Sale dated 20th. Jun and Registered at Cossipore Dum Dum Sub-Registration Office in Book No. I, Vol. No. 58, Pages 252 to 256, Being No. 4269 for the year 1976, the said Sm. Dipa 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 Karmaker the Vendor herein ALL THAT piece or parcel of land measuring 4 Cottah 12 Chitticks 4 Sq. ft. in Plot No. 2

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Treasury,

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Altona, 24 Parganas

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and in respect of Dag No. 639 and Khatian No. 184 of
Mouza Bagjola more particularly described in the Schedule
therunder 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 ares 4 Cottah 12 Chittacks
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.

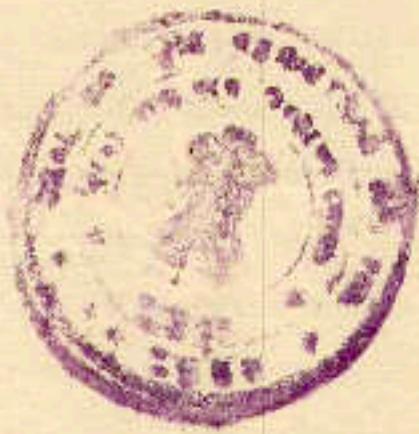
NOW THIS INDENTURE WITNESSETH that in pursuance of
the said Agreement and in consideration of the said sum
of Rs. 9000/- (Rupees Nine Thousand) only to the Vendor
paid by the Purchaser on or before the execution of these
presents (the receipt whereof the Vendor doth hereby as
well as by the Memo hereunder 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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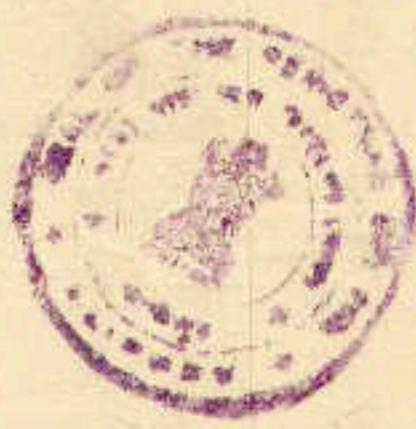
the Purchaser ALL THAT piece and parcel of land
measuring an area 4 Cottah 12 Chittacks 4 Sq. ft.
be the same a little more or less lying and situate
at Mouze Begjols fully described in the Schedule
hereunder written and delineated in the map or plan
annexed hereto and thereon marked Red Border
OR HOWSOEVER 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 profite 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 ~~below~~ ^{left}
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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Registrat GJS 71
Alivore, 24 Parcane

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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



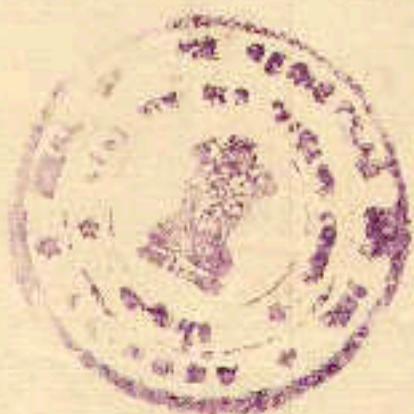
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Albion, 2A Paragon
14. 3. 78

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 things 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 Bastu land measuring an area 4 (Four) Cotteh 12 (Twelve) Chittack 4 (Four) Sq.ft. be the same a little more or less situate lying at Mouza 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 Dag No. 639 under Khatiar 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 $\text{Rs } 6/-$ 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 Reni Soutey and B. C. Soha
- On the East - by - Common passage
- On the South - by - Sudhir Bhattacharjee
- On the West - by - Common Passage



Magistrate U/S 78
Almora, 24 Parman
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.

Ajith Kumar
Advocate

20/7/1993 Being witness

2.

Deed was read
explained to
the vendor
by the lawyer
Advocate

Memo of Consideration

Paid in cash Rs. 100.00 & B note
90 pieces

Rs. 9000.00 Only
Nine thousand only

Witnesses

1. Sudhir Bhattacharya

4/42 mordicalan, Dindub C

Cat-74

2.

Kailash Prasad Singh

157 Rabindra Sami

Cat 5



Registrar U/S 7 (D)
Year. 24 Paras
14.3.78

Dated this 14th day of March

1978

--- Between ---

Sri Santosh Kumar Karmakar ... "Vendor"

--- And ---

Registrar O/S 7 (B)

Vizag, 24 Parmanan

19.3.78

S. B. Engineering Company

..... "Purchaser"

16/3/78

Registrar O/S 7 (B)
Vizag, 24 Parmanan

Conveyance

Book No. 10
Volume No. 9
Page No. 1
Serial No. 1351
Date 19.3.78

Drawn by

Sri Ajit Kumar Banerjee

Advocate

SITE PLAN OF A TANK AREA SHOWN IN RED COLOUR
AT MOUZA - BASTOLA, J.L NO 21, RS NO 58, SHEET NO. 5
DAG NO 638 TANK # DAG NO 638 (PART) KHATIAN NO
RS DUM DUM, DIST. 24 PARGANAS.
SCALE = 30 FT. 1 INCH.

VENDOR'S SIGNATURE

