

5404

STAMP AFFIXED BY

*21/50*

STAMP SUPERINTENDENT,  
CALCUTTA COLLECTORATE

F 5179

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23  
3/50



Ref No 7068/  
7067/63  
Agarwal  
376

*[Signature]*

A 259.50  
M 2.40  
361.90

51642

THIS INSTRUMENT OF CONVEYANCE made this 5<sup>th</sup> day

JUNE

of ~~the~~ One Thousand Nine Hundred and Eighty-two BETWEEN  
JAGJYOTI MOHAN GUHA aged 62 years, son of late Yogendra  
Mohan Guha, by caste Hindu by occupation landholder at  
present residing at No. 80, Rastra Guru Avenue, Calcutta-28,  
hereinafter referred to as the "VENDOR" (which expression  
shall unless excluded by or repugnant to the subject or  
context be deemed to include his heirs, executors, adminis-  
trators legal representative and assigns) of the ONE PART  
AND (1) BIMAL KUMAR AGARWAL Hindu Businessman, (2) SUNIL  
KUMAR AGARWAL, and (3) DEEPAK KUMAR AGARWAL both Hindu  
Students all sons of Nirmal Kumar Agarwala the last two  
named being minors represented by their father and natural  
guardian the said Nirmal Kumar Agarwala and all residing  
at No. 2/1A, Raja Raj Krishna Street, Calcutta-6 herein-  
after collectively referred to as the "PURCHASERS" (which  
expression shall unless excluded by or repugnant to the

37000  
23  
1359.50  
M 2.40  
361.90

*[Handwritten note]*



15/3/52  
5th  
Jnanendra Mohan Ghosh

Caution - sealed by  
Jnanendra Mohan Ghosh

Handwritten signature and stamp on the left side.

576182

2. Nagananda Ghosh  
83. Baghagore  
Calcutta-25  
Handwritten signature and address on the right side.

Jnanendra Mohan Ghosh



Identical

Mami Mohan Ghosh

Jnanendra Mohan Ghosh

at Nagananda Ghosh  
Patna  
Nanda  
Handwritten signature and address in the middle section.

Mami Mohan Ghosh

Handwritten signature and stamp on the bottom right side.

576182

- 2 -

subject or context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART.

*Mahar*

WHEREAS by a (Bengali Khabala) dated 28th August, 1963 and Registered in Book No. 1 Volum No. 95 Pages No. 290 to 292 Being No. 7068 for the year 1963 at the Sub-Registration Office Cossipur, Dum Dum and made between Sheikh Abdul Rauf son of Late Sheikh Golam Adul-Muslin Landholder (therein described as the vendor of the one part) and the said Jnanendra Mohan Datta. (therein described as the purchaser of the other part) the vendor therein named for the consideration therein mentioned granted, sold, transferred and conveyed to the purchaser therein named (the Vendor herein) AND THAT the piece or parcel of revenue paying sals (agricultural) land containing an area of .32 satak(decimal) i.e. (19 Cottaks 6 Chittacks) be the same a little more or less situate and lying at Mouza Gopalpur being G.S. Dag No. 7088 (New R.S. Dag No. 4288) in Revenue Survey No. 140 old Khatian No. 1612 (New Khatian No. 1617) T.L. No. 2 P.S. Hajarbat Sub-Registry Office Cossipore Dum Dum in the District of 24-Paraganas more fully and particularly described in schedule thereunder written and also in part I of the schedule hereto and hereinafter referred to as the Plot No. "1".

AND WHEREAS by another Bengali Khabala dated 28th August, 1963 and Registered in Book No. 1 Volum No. 98 Pages 217 to 219 Being No. 7067 for the year 1963 at the office of the Sub-Registrar of Cossipore, Dum Dum and made

between .....



516-182

OFFICE OF THE ATTORNEY GENERAL  
Baton Rouge, Louisiana

described in part I and II of the Schedule hereunder written and marked in the map or plan annexed hereto and therein bordered RED and hereinafter collectively referred to as the "said Land".

AND WHEREAS the purchasers No. 2 and 3 have each accumulated a little fund out of gifts received by them from time to time from their friends relations and well wishers.

AND WHEREAS the vendor has agreed to sell and the purchasers have agreed to purchase the said land together with all the growing crops if any standing thereon at the, and for the total price of Rs. 37,000/- (Rupees. thirty-seven thousand only) free from all encumbrances, charges, liens, dispendences, requisitions or acquisitions of whatsoever more fully and particularly described and written in the part I and II of the schedule hereunder and delineated in the map or plan annexed hereto and bordered with the colour RED therein.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 37,000/- (Rupees. Thirty-seven thousand only) paid to the vendor herein by the purchasers in equal shares simultaneously with the execution of these presents and also simultaneously with handing over vacant possession of the said land (the receipt whereof the Vendor doth hereby admit acknowledge and acquit and releases the purchasers as well as the said land hereby transferred

and every part thereof the vendor doth hereby grant, convey sell, transfer, assure and assign absolutely and indefeasibly unto the purchaser ALL those two contiguous piece or parcels of sali (agricultural) land measuring in the aggregate .41 Satak (Decimal) acres more or less (equivalent to 24 Cottahs 13 Chittacks) with growing crops, the said land in Mouza Gopalpur being old C.S. Dag Nos. 7085 and 7088 new R.S. Dag Nos. 4285 and 4288 under old Khatian Nos. 1512 and 164 and new Khatian Nos. 1077 and 1617 J.L. No. 2 Revenue Survey No. 140 Tauzi No. 2998 P.S. Rajarhat, in the District of 24-Pargana Sub-Registry Office Cossipur Din Dui, more fully and particularly described in part I and part II of the Schedule herein below written and delineated in the plan or map annexed hereto and therein coloured and bordered by RED. TO HAVE AND TO HOLD the same unto the purchasers free from all encumbrances, liens, dispendence, charges and liabilities absolutely and for ever AND the Vendor doth hereby covenant with the purchasers that notwithstanding anything or any act deed matter or thing by the said Vendor or his ~~executors~~ in title done and executed or knowingly suffered to the contrary the said Vendor has now good right full power and absolute authority to grant, sell, transfer, convey, assign and assure the said land unto the said purchasers in the manner aforesaid AND the Purchasers shall and may at all time hereafter peaceably and quietly enter upon and enjoy and possess the said land and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the

*Handwritten:* AND TO HOLD

said Vendor and or any so called Bargarder and or by 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 acquired and exonerated and for ever discharge and otherwise by and at the costs and expenses of the said Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of claims charges liens debts attachments and encumbrances whatsoever, created, made done or suffered by the Vendor and all person or persons lawfully or equitably claiming from under or in trust from him

*Manu* AND FURTHER that the <sup>and</sup> Vendor and all persons or persons having or lawfully or equitably claiming any estate or interest in the said land or any part thereof from under or in trust for ~~vs~~ the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser or his heirs, executors, administrators, legal representatives and assigns do and execute all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land unto the use of the purchasers as shall or may be reasonably required AND the vendor doth hereby declare that no part of the land hereby conveyed is liable to be vested in the Govt. of West Bengal under the Land Reforms Act or any other Act or Statute AND the vendor doth hereby further covenant with the said purchasers their respective heirs, executors, legal representatives, administrators and assigns that the Vendor will unless prevented by fire or any other inevitable accidents from time to time and all times hereinafter upon every reasonable requests and costs of the

purchasers.....

- 7 -

purchasers their heirs, executors, legal representatives, administrators and assigns produce or cause to be produced to their agents or at any trial hearing Commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land for the purposes of showing, manifesting, defending, proving, their title to the same or any part thereof AND ALSO at the like requests and costs deliver or cause to be delivered unto the said purchasers their heirs, executors, legal representative, administrators and assigns such attested or other copies or extracts from the said deeds and writings or any of them as they the purchaser or any of them shall ~~be~~ <sup>may</sup> require and will in the meantime unless prevented as aforesaid keep the said ~~and~~ <sup>deeds</sup> and writings or any of them unobliterated and uncancelled.

THE SCHEDULE REFERRED TO ABOVE.

PART-I.

ALL THAT piece or parcel of revenue paying sali (agricultural) land containing an area of .32 satak (decimal) i.e. 19 Gottaha 8 Chittacks be the same a little more or less situate and lying at Konka Gopekpur being C.S. Dag No. 7088 (New R.S. Dag No. 4288) in Revenue Survey No. 140 old Khatian No. 1512 (New Khatian No. 1617) J. D. No. 2 P.S. Rajarnat Sub-Registry Office Cossipore Dur Dur in the District of 24-Parganas butted and bounded by -



ON THE NORTH : BY C.S. Dag No. 7085 and R.S.No. 4285  
ON THE SOUTH : BY C.S. Dag No. 7089 and R.S.No. 4289  
ON THE EAST : BY C.S. Dag No. 7087 and R.S.No. 4287  
ON THE WEST : BY C.S. Dag No. 7084 and R.S.No. 4284

PART-II.

ALL THAT piece or parcel of revenue paying salī (agricultural) land containing an area of .9 satak (decimal) i.e. (5 Cottaks 7 Chittaks) be the same a little more or less situated at Mouza Gopalpur being C.S. Dag No. 7085 (Now D.S. Dag No. 4285) Revenue Survey No. 140 in old Khattān No. 164 New Khattān No. 1077 J.L. No. 2 Talūki No. 2998 P.S. Rajarhat Sub-Registry Office Cossipore Dum Dum in the District of 24-Parganas butted and bounded by -

ON THE NORTH : Partly by C.S. Dag No. 7086 and R.S.No. 4286  
and partly by proposed National Highway.

ON THE SOUTH : BY C.S. Dag No. 7088 and R.S. No. 4288

ON THE EAST : BY C.S. Dag No. 7087 and R.S. No. 4287

ON THE WEST : BY C.S. Dag No. 7083 and R.S. No. 4283

AND more fully and particularly delineated in the map or plan annexed hereto with the boundaries coloured RED therein.

IN.....

IN WITNESS WHEREOF the Vendor has hereto put his  
hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED  
at Calcutta in the presence of

WITNESSES :

Jnanendra Mahan Gaha.

1. Abani Bhushan Ghosh  
7. Rastraguru Avenue  
Cal 28
2. M. K. Kakrania  
Solicitor & Advocate.  
6. old Post-office Street  
Calcutta.

1285-1203  
1268-80

RECEIVED of and from the within named  
Purchasers the within mentioned sum of Rs. 37,000/-  
(Rupees thirty seven thousand) only being the  
consideration in full for the sale abovementioned  
as per memo hereunder written:

MEMO OF CONSIDERATION:

By Bank Drafts Nos. AG 330486, 330487 and  
330488 all dated 4th May 1982 drawn on  
State Bank of India (Rathibagan Branch)  
for Rs. 12,333, Rs. 12,333 and Rs. 12,334/-  
respectively aggregating to Rs. 37,000/-  
only.

....

Rs. 37,000/-

Rs. 37,000/-

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(Rupees Thirty-seven Thousand only).

Jwanandra Mahan Gukha

WITNESSES:

1. Alvani Bhushan Ghosh.  
7 Rastnagar Avenue  
Cal 28
2. M. K. Kakram  
Solicitor & Advocate  
6 old Post office Street  
Calcutta



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~~REGISTRATION~~  
~~OFFICE~~



20-1-88  
20/2/88  
193  
5179  
2  
253  
219  
2  
Dipak

20-2-88  
Dipak