

P.S. No. IV, Book: 7, Date: 1961, 2008,

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

WEST BENGAL

21AA 914722

PART - Y

Handwritten notes:
3/1/61
1/1/61

...	2.00
(1)	2.00
(2)	3.50
Plan Commission	5.00
...	16.00
Total	10.00
...	10.00



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District Sub-Registrar IV Adp
24-Parganas (South.)

29.1.08



(2)

A. R. D.

ADCO CONSTRUCTION PRIVATE LIMITED, a registered Firm, registered under Indian Companies Act, having its registered office at APARNA APARTMENT ground floor, Garia Station Road, P.O. Garia, P.S. Sonarpur, Kolkata: 700 084, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context shall be deemed to include its successors-in-office and assigns) of the OTHER PART;

WHEREAS 14/ cottans of land equivalent to 24 decimals being D Dag No. 882 under Khatian No. 12 appertaining to Mouja; Barhansfartabad, P.S. Sonarpur, in the District South 24-Parganas formerly belonged to Ballygunge Estate Pvt. Ltd, a registered company registered under the companies Act.

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*with all
Ann.*



(3)

AND WHEREAS Ballygunge Estate Private Limited sold and transferred the said 24 decimals of land equivalent to 15 14/100 cottahs of land to Dilip Kumar Bhattacharjee and Dipankar Bhattacharjee on the basis of registered sale deed dated 21.5.1957 registered in the office of Sub-Registrar Barulpur entered in Book No.1 Volume no,64 Pages No.80-83 being no.5102, of the year 1957.

AND WHEREAS the said two purchasers became entitled to undivided 1/2th share each of the said land.

AND WHEREAS the said Dilip Kumar Bhattacharjee died on 2.11.1998 intestate leaving behind him several heirs viz. Swasti Bhattacharjee, Chayan Arijit Bhattacharjee, Nayan Avhijit Chandan Bhattacharjee .

AND WHEREAS the heirs of Dilip Kumar Bhattacharjee have directly sold their undivided half share of 24 decimals of land of Dag No.832.

*Mc Millan
Law.*

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(4)

AND WHEREAS the purchaser has agreed to purchase remaining share of the said plot fully described in schedule hereunder at a settled price of Rs.1,00,000/- (Rupees one lakh) only .

NOW THIS INDENTOR WITNESSETH that in consideration of the agreement and in consideration of the sum of Rs.1,00,000/ (Rupees one lakh) only paid by the purchaser to the vendor a receipt whereof the Vendor hereby acknowledge) NOW THE VENDOR do hereby grant , convey, transfer unto the purchaser all that the hereditaments described in the schedule hereunder written together with all courts, areas, trees, fences, ditches, way, water, water courses, liberties, privileges, easement and appurtenances whatsoever belonging to or held or occupied therewith and all the estate, right, title and interest, claim and demand whatsoever into or upon or in respect

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HG Hill
1911



(5)

of the said land hereditaments and premises and every part thereof AND all the deeds, writings, muniments and evidences of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the vendor or any person or persons from whom the vendor may procure the same without any action claim in law or in equity and also together with full and free right and liberty at all times for all purposes. THAT NOTWITHSTANDING any act deed or things by the vendor (or any of his their predecessor in title) he the vendor has good right, full power and absolute authority to grant, convey and transfer the said land hereditaments and premises unto the purchaser in manner aforesaid AND that the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons having or lawfully claiming from under

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 [Signature]

or in trust (if from the vendor (or any of his/their predecessor-in-title) AND that free from all encumbrances made or referred by the vendor or any of his/their predecessor in title) or any person having or lawfully claiming as aforsaid. The Vendor shall and will at all times hereafter at the request and costs of the purchaser do or execute or cause to be done executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the said land, hereditaments and premises and every part thereof unto the purchaser as may be reasonably required.

AND FURTHER that the vendor his heirs, executors, administrators or assigns covenant with the purchaser its heirs, executors, administrators or assigns to save harmless indemnify and keep indemnified the purchaser its successors in office or assigns from or against all encumbrances charges and equities whatsoever AND the vendor his heirs, administrators or assigns further covenant that he/they shall at the request and costs of the purchaser its successors-in-office or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and part thereof in manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of salil land measuring 12 (twelve)
decimals equivalent to $7\frac{1}{2}$ cottah of land out of 24 decimals
of land being the undivided $\frac{1}{2}$ of 24 decimals of land being
portion of R.S. Dag no. 832 under R.S. Khatian No. 12,

appertaining to Mouja: Barhansfartabad having a rayati Stitiban
Satta Pargana Medamolla Rs. Sa. No. 7, Touzi No. 109, J.L. No. 47, having
a total rent of 8 taka 11 annas 8 pai of the total zama bearing a
proportionate annual rental of 40 paise payable to the collector
Alipore 24-Parganas under Rajpur Sonarpur Municipality Ward No. 24,
P.S. Sonarpur, in the District South 24-Parganas.

Missing
① Batta and
Banded

MEMO OF CONSIDERATION

Received a sum of Rs. 1,00,000/- from the within mentioned purchaser
by pay order no. 426799 drawn on Indian Overseas Bank Calcutta Branch
dated 19.5.2003

Dipankar Bhattacharya

IN WITNESS WHEREOF the parties set, subscribed his respective
hands and seals on this day month and year first above written.

Signed, sealed & delivered
in the presence of witness
at Calcutta.



1. *Minimal Kantu Mukherjee*
Advocate
Baruipur Civil Court
2. *Bholanath Bishwas*
Shambhoo

Dipankar Bhattacharya
Signature of the Vendor

drafted by:
Minimal Kantu Mukherjee
Advocate,
Baruipur Civil Court,
Regn. No. P-337/336/88.

Typed by:
Srikanta Raul
Srikanta Raul,
Baruipur Civil Court.

CERTIFIED TO BE A TRUE COPY

[Signature]

District Sub-Registrar IV Alipore
24-Parganas (South.)

CHECKED BY

[Signature]
29.5.08