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M.V. assessed

0.8,00,000/-

Admissible under rule 21, duty  
 Stamped of 614 of L. R. Act  
 under the Indian Stamp Act. 1899  
 Corrected upto 1974 Schedule  
 I.A. No. 82 Fees Paid 2870/-  
 Process fees Rs. 4.50

**STAMP AFFIXED**  
 14/12/99  
**STAMP SUPERINTENDENT**  
**WASSARA COLLECTORATE**

Additional Bureau Sub-Registrar  
 Sonarpur, South 24-Parganas  
 15.12.99

8.00,000/-  
 2870/-  
 0.8,00,000/-

THIS INDENTURE made this 15th day of December One Thousand Nine Hundred and Ninety Nine BETWEEN SHRIMATI ARCHANA CHOWDHURY, wife of Sukumar Chowdhury, deceased SHRI UJJAYANTA CHOWDHURY AND SHRI ABHIJIT CHOWDHURY, both sons of Sukumar Chowdhury deceased, all by faith Hindu, by occupation housewife, service and business respectively, all residing at Garia Station Road, Balia, P.S. Sonarpur, District 24 Parganas (South), hereinafter referred to as the 'VENDORS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, representatives, administrators and assigns) of the ONE PART

AND

DR SANTOSH KUMAR GHOSH, son of Late Manmatha Nath Ghosh deceased by faith Hindu, by occupation consultant and SHRI DIPANKAR GHOSH son of Dr Santosh Kumar Ghosh by faith Hindu, by occupation service both residing at 186A, Harish Mukherjee Road, P.S. Bhowanipur, Calcutta - 700 026, hereinafter called the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, representatives, administrators and assigns) of the OTHER PART.

WHEREAS one Mahendra Nath Mondal son of Becharam Mondal deceased residing at Rana Bhutia P.S. Sonarpur District 24 Parganas (South) was, beside other land and properties, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT agricultural land measuring more or less 91 (ninety one) decimals comprising CS Dag No. 471, RS Dag No. 568 appertaining to District Settlement Khatian No. 439/1, CS Khatian No. 78, RS Khatian No. 88 lying and situated in Mouza Panchpota JL No. 42, RS No. 11 under District Collectorate Touji No. 250 Sub Registry Office Baruipur at present Sonarpur District 24 Parganas (South) shown and delineated in the Plan annexed hereto and bordered in 'Green'.

AND WHEREAS by virtue of aforesaid peaceful and uninterrupted possession of the said property by the said Mahendra Nath Mondal being in need of money sold, transferred and conveyed 33 (thirty three) decimals of land out of the said 91 (ninety one) decimals of land described hereinabove in favour of Sukumar Chowdhury deceased son of Rajanikanta Chowdhury then residing at 41 Harrison Road, Calcutta, by a Registered Deed dated 6<sup>th</sup> February 1956 registered in the Sub Registry Office, Baruipur, District 24 Parganas (South) and recorded in Book No. 1, Volume 9, Pages 178 to 180 being No. 605 for the year 1956.

AND WHEREAS the said Sukumar Chowdhury being thus absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali now Bastu land measuring more or less 33 (thirty three) decimals comprising CS Dag No. 471, RS Dag No. 568 appertaining to District Settlement Khatian No. 439/1, CS Khatian No. 78, RS Khatian No. 88 lying and situated in Mouza Panchpota JL No. 42, RS No. 11 under District Collectorate Touji No. 250 Sub Registry Office Baruipur at present Sonarpur District 24 Parganas (South) more fully described in Schedule 'A' hereinunder written and also delineated in the Plan annexed hereto and bordered in Red lines and hereinafter referred to as the 'Said Land', died intestate leaving behind Shrimati Archana Chowdhury, his wife, and Ujjayanta Chowdhury and Abhijit Chowdhury, his two sons, the VENDORS herein named, as his ONLY legal heirs and absolute owners of the Said Land, each having undivided one third share therein.

AND WHEREAS the said Shrimati Archana Chowdhury, Ujjayanta Chowdhury and Abhijit Chowdhury, herein named VENDORS had been and have been in peaceful possession of the Said Land by various acts of possession and ownership and on mutation of name and also on due payment of taxes and other outgoings as full absolute owner thereof, on the basis of an Agreement for Sale dated 15<sup>th</sup> October 1999 made between the VENDORS of the ONE PART and the PURCHASERS of the OTHER PART, the Vendors have jointly agreed to sell and the Purchasers have jointly agreed to purchase the 'Said Land' as fully described in Schedule 'A' at and for lump sum price of Rs 1,50,000/- (Rupees One Lakh and Fifty Thousand only).

NOW THIS INDENTURE WITNESSETH in pursuance of the said Agreement and in consideration of the said sum of Rs. 1,50,000/- (Rupees One Lakh and Fifty Thousand) only paid to the Vendors by the Purchasers on or before the execution of these present, (the receipt whereof the Vendors doth thereby and by receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, the Vendors doth hereby acquit, release and discharge forever, the Purchasers as also the Said Land), the Vendors doth hereby sell, grant, transfer, convey, assign and assure unto the Purchasers free from all encumbrances whatsoever ALL THAT piece and parcel of the Said Land measuring 33 (thirty three) decimals of Sali land be the same a little more or less lying situated at and comprised within Mouza Panchpota, JL No. 42, RS No. 11, District Collectorate Touzi No. 250, Pargana Madanmalla, CS Khatian No. 78 and 79, RS Khatian No. 88, RS Dag No 568, District 24 Parganas (South), more fully and specifically described in Schedule B hereunder written and delineated in the Plan annexed hereto and depicted with 'Red' border lines OR HOWSOEVER OTHERWISE the Said Land and hereditaments now is or are or heretofore was or were situated bulled bounded called known numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, watercourses and all other former and ancient-rights, rights, liberties, privileges, benefits, advantages, easements, appendages, and appurtenances whatsoever to the land belonging or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents issues and profits thereof AND all estate rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the Said Land and every part thereof TOGETHER WITH all deeds, pathas, muniments, writings and all other evidences of title whatsoever relating to or concerning the Said Land and every part thereof and all estate rights, title interests, user property claims, and demand whatsoever, of the Vendors doth at law and equity into upon the Said Land or any part thereof TO HAVE AND TO HOLD the Said Land hereby sold, granted, transferred, ~~conveyed, assigned and assured~~ or expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever free from all encumbrances.

THE VENDORS doth every covenant with the Purchasers:

- a) THAT notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the VENDORS now has full power, indefeasible and absolute authority in law in fee, simple in possession or an estate equivalent thereto in the Said Land to grant, transfer, convey, sell the Said Land hereby sold or expressed or intended so to be unto and to the use of the said PURCHASERS in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these present.

- b) AND THAT the PURCHASERS shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the Said Land or every part thereof and pay rents and taxes to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from any person or persons lawfully or equitably claiming from or under or in trust for the VENDORS.
- c) AND THAT free and clear, and freely and clearly and absolutely acquitted, exonerated, and discharged and keep the PURCHASERS harmless and indemnified of from and against all charges, claims, liens, debts, attachments and encumbrances whatsoever made done or suffered by the VENDORS all persons claiming from under or in trust for the VENDORS.
- d) FURTHER THAT the VENDORS and all persons claiming from under or in trust for the VENDORS shall and will from time to time or at all times hereafter at the costs and requests of the PURCHASERS do or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the Said Land to the use of the PURCHASERS as shall or may reasonably be required.
- e) AND THAT the VENDORS doth hereby covenant with the PURCHASERS that they shall and will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the PURCHASERS produce or cause to be produced through their Attorney or Agent or at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the Said Land for the purpose of showing their title to the Said Land and ALSO at the request and cost of the PURCHASERS deliver or cause to be delivered unto the PURCHASERS such attested copies or abstracts or extracts from the same as maybe required AND shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Sali land measuring 33 (thirty three) decimals (or 20 Cottahs) be the same a little more or less, lying situated in Mouza Panchpota, JL No. 42, RS No. 11 under District Collectorate Touji No. 250, Pargana Madanmalla comprising CS Khatian Nos. 78 and 79, RS Khatian No. 88, LR Khatian No. 439/1, appertaining to CS Dag No. 471, RS Dag No. 568, LR Dag No. 625 under P.S. and A.D.S.R. Office Sonarpur and also lying under Ward No. 3 within Rajpur-Sonarpur Municipality being Holding No. 216 in the District of 24 Parganas (South) with all structures, easements, rights as delineated in the Plan annexed hereto and bordered in 'Red' lines and as certified by the Surveyor/ Amin and which is butted and bounded as follows:

On the North: Land of Shri Arabinde Majumder

On the South: RS Dag No. 567

On the East: RS Dag No. 576

On the West: Land of Shri Pran Gopal Majumder and Shri Binoy Kumar Das

The total annual rent of 91 decimals of land comprising RS Khatian No. 88 is Rs 3 and 8 annas and the proportionate annual rent of 33 decimals is Re 1 and 27 paise only which is payable to the Collector, 24 Parganas (South), Alipore, on behalf of the Government of West Bengal.



IN WITNESS WHEREOF the VENDORS have set and subscribed his hands and seal  
the day, month and year first above written.

SIGNED, SEALED AND DELIVERED  
at Calcutta  
by the said Vendors

In presence of

Pran gopal Majumdar.

Bemoy Kumar Das.

Govind Nathani Patra.

Archana Choudhury.

Ujjayanta Choudhury

Abhijit Choudhury

VENDORS

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASERS the within mentioned sum of Rs 1,50,000/- (Rupees One Lakh Fifty Thousand) only being the full consideration money.

Paid in the manner following:

	By and out of Demand Drafts dated 8 December 1999 drawn by Canara Bank, Park Street Branch, Calcutta on behalf of Purchasers and favouring the Vendors:	
1.	DD No. 969730	Rs. 50000/-
2.	DD No. 969731	Rs. 50000/-
3.	DD No. 969732	Rs. 50000/-
	TOTAL	Rs. 150000/-

(Rupees One Lakh Fifty Thousand only)

In presence of

Pram gopal allajunda

N. Anand Kumar Saha

P.O. PANCHPORA  
52 PARTY  
BISN-24 Patna.  
SOUL

Archana Choudhury

Ujjayanta Choudhury

Abhinav Choudhury

VENDORS

Bejoy Kumar Das

Drafted by me  
Tarun Das  
T. K. C. KRASOCHI  
Advocate  
Baruipur Civil Court

SITE PLAN OF MOUZA - PANCHPOTA, J.L. NO. 42, R.S. DAG NO. 568 (P),  
C.S. DAG NO. 471, AT P.S. SONARPUR, DIST. - 24 PRGS. (5)

SCALE : 1" = 25'

AREA OF PLOT : 1 BIGHA (20 K. MORE OR LESS)

OWNER : MRS. ARCHANA CHOWDHURY, SRI KIJYANTA CHOWDHURY & SRI ABHINAV

PLOT MKD. (E) SHOWN IN RED BORDER

CHOWDHURY



R. S. D A G N O. 5 5 1  
162'0"

C.D.M. PASSAGE

135'0"

R.S. DAG NO. 568 (P)  
AREA : 1B (20 K)

(E)

115'0"

120'0"

220'0"

R. S. D A G N O. 5 7 6

R.S. DAG NO. 569

202'0"  
112'0"  
S. C. 7  
DAG NO. 101199.2