



Admissible under Regn Rule  
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Paid in C. F. S.

- XEROX OF R. O. R.
- Assessment roll.....
  - Electric Bill.....
  - Councillors' Certificate.....
  - Gram Panchayat's Certificate.....
  - Reserved

District Registrar  
South 24-Parganas

1985/11

THIS INSTRUMENT made this 1st day of August, in  
the year One Thousand nine Hundred and Ninety SATWAIN  
SRI SUVIN CHAKRABORTY wife of Late Animeshu Chakraborty  
by faith Hindu, by profession- Service, residing at 46/16,  
Becharan Chatterjee Road, Police Station- Behala, Calcutta-  
700 034, District : South 24- Parganas, hereinafter call-  
ed the VENDOR (which expression terms shall always mean  
and include, executor, administrator, representatives, adminis-  
trators and assigns) of the ONE & PART

SRI LALIT PATHAK son of Sri Birendra Nath Pathak, by  
Caste- Hindu, by profession- Business, residing at 53,

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Dr. Lal Mohan Bhattacharya Road, Calcutta- 700 014,  
District : South 24- Parganas, A N D SHRI VISHAL PATHAK  
son of Shri V.Y.N. Pathak , by Caste- Hindu, by profession  
Business, residing at 19, Ganesh Chandra Avenue, Calcutta-  
700 013, District : South 24- Parganas, hereinafter  
called the PURCHASER ( which terms shall always mean  
and include his heirs, executors, representatives, adminis-  
trators and assigns) of the O T H E R P A R T ;

W H E R E A S one Sri Girish Chandra Naskar son of  
Late Satish Chandra Naskar was seized and possessed of  
otherwise sufficiently entitled to an area of rent paying  
Bastu land with structure by nature in inherited property  
from his father containing an area of more or less .06  
decimals or 4 Kattas of land situate at and lying within  
Mouza- Gobindapur, J.L.No. 9, Police Station- Mahastala,  
in the District of South 24- Parganas, and comprised  
within Dag no. 286, appertaining to Khatian no. 299, of  
the said Mouza- and after make registered partition deed  
Vide Deed No. 6716 in the year 1983 registered at S.R.O.  
Alipore among their Co-sharers and in thus way separated  
his share from other Co-sharers while thus possessing  
the said land with structure as of sixteen annas owner  
sold and convey the said property to this Vendor.

AND WHEREAS the Vendor is seized and possessed of or otherwise well and sufficiently entitled to an area of rent paying said Bastu Land with structure by nature by way of registered deed of purchased Kobala dated 22nd June, 1988 registered at District Registrar at Alipore vide being No. 7239 containing an area .06 dec. equivalent to 4 kattas of land situate and lying at Mouza- Gobindapur, J.L.No. 9, Police Station- Maheshtala, in the District of South 24- Parganas and comprised within Dag no. 286, appertaining to Khatian no. 299 of the said Mouza- Gobindapur.

AND WHEREAS the Vendor hath agreed for the absolute sale of the area of more or less .54 decimals equivalent to 3 Kattahs & Chittaks of Bastu land with structure along with privilege of passage out of more or less 4 Kattas which is morefully described in the Schedule below hereunder at or for a consideration of Rs. 50,000/- (Rupees Fifty thousand) only free from all encumbrances to the purchaser of these presents and the purchaser hath also agreed to purchase the said Bastu Land at the said highest marketable price AND for the sake of brevity the said property shall hereafter be referred to as the said premises.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and the consideration of the said sum of Rs. 50,000/- (Rupees Fifty thousand) only now being truly

paid by the said purchaser to the vendor on the execution of these presents and that being the full and entire price of the said property hereby conveyed.

THE VENDOR doth hereby grant, transfer convey, sell assure and assign to and unto the said purchaser ALL THAT the said property hereditaments and land containing an area of 3 Kottahs & Chittaks of rent paying Bastu Land with structure which is morefully stated in the schedule and a plan hereto annexed and shown therein by RED BORDER LINE OR HOWSOEVER . Otherwise the said property is and are or was or were situated, butted, bounded called, known, numbered, described or distinguished. TOGETHER WITH all patts, Passages, drains, sewages, common passages, yard, courtyards, light, right liberties, benefit, advantages, appendages, appurtenances whatsoever to the said property belonging to or any where appertaining thereto usually held used enjoyed occupied herewith or reputed to belong or be appurtenant thereto AND the rents, issued, profits thereof AND all the estate, right, title claim, demand, interest whatsoever both at law and equity of the Vendor upon the said property or every part thereof AND all the deeds, pattens, Muniments, of title, writings, Evidence of Title which exclusively to the said premises or every part thereof which now or may hereafter shall be in the power , control , custody possession of the Vendor or any person or persons from whom the said Vendor

may procure the same, without any action suit to HAVE AND TO HOLD the said premises or every part thereof hereby transferred granted and conveyed or expressed or intended so to be unto the said purchaser absolutely for ever free from all encumbrances and the Vendor doth hereby covenant with the said purchaser that NOW WITHSTANDING any act, things, deed matter whatsoever make done executed or knowingly referred to the contrary the vendor now have good right, full and absolute power and or expressed to intended so to be into the property of the said purchaser in manner aforesaid and delivered property and peacefull possession thereof simultaneously with the execution of this presents, AND this purchaser shall and may at all times hereafter peaceably and quickly hold, possession, enjoy occupy the said property and every part thereof on paying ground rent and shall receive the rent issues and profits thereof without being interrupted by the Vendor or by any person or persons claiming through the Vendor or from or in trust for the vendor or from or under any of his predecessor-in-title AND that free and clear, freely and clearly and absolutely acquired exonerated, discharged saved harmless and kept indemnified against all estate charges, liens, lispendants, suffered by the Vendor or any of his predecessor-in-title and the Vendor further states that the said property is not the subject matter of any litigation and there is no charge, lien, mortgage upon the said premises

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and that if in any subsequent pending any defect of title or any doubt in respect of the said property is detected the Vendor shall be liable to the said purchaser for losses, costs, consideration damages, which the said purchaser may suffer, incur or put to any fault of the Vendor and that the Vendor and all persons having lawfully or equitably claiming any estate thereof from time to time or at all time hereafter at the request and cost of the purchaser shall execute or cause to be done or executed all such deeds matter things as will be required for more perfectly assuring the said property to and unto the said purchaser.

SCHEDULE

ALL THAT piece and parcel of rent paying Bastu Land with structures containing an area of 3 Kattas ( Three Kattas) and 8 Chittaks ( eight Chittaks) along with privilege of passage of 5' wide within Mouza- Gobindapur, Police Station- Maheshtala, J.L.No. 9, R.S.No. 72, within Pargana- - Balia, under Touji No. 66, Comprising Dag no. 286, appertaining to Khatian no. 299, the proportionate rent for the area conveyed is 35 paise., payable to the Collector, South 24- Parganas for the State of West Bengal which is clearly delineated in a Site plan thereon annexed and shown therein by R&D BORDER LINE, which is butted and bounded as follows :-

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On the North : The Boundary wall of VESCO <sup>PRODUCT</sup> COMPANY.

On the South : 5' wide passage and thereafter part of Dag no. 286.

On the West : Apartment of Mr. Kanti Roy.

On the East : The Boundary wall of VESCO <sup>PRODUCT</sup> COMPANY and rest portion of Dag no. 286.

IN WITNESSETH HEREOF the Vendor above named hereto set and subscriber her hand and signature to these presents to the day, month and year first above written.

*Suvra Chakraborty*  
SIGNATURE OF THE VENDOR

1. WITNESSES.

1. Kaly Singh  
Santoshpur Govt Colony  
P.S. Maheshala 24 Pgs.
2. *Borun Sarkar*  
Santosh, 27 Grant Colony  
P.S. Maheshala NAME OF CONSIDERATION  
24 parganas.

RECEIVED from the within named purchaser within mentioned a sum of Rs. 50,000/- (Rupees fifty thousand) only by pay order. No. Branch Serial no. 1224/90, and QJL 009070 at P.N.B. at 31, C.R. Aven. Calcutta dt. 30.7.90 amounting Rs. 25,000/- (Rupees Twenty five thousand) only and pay order no. 306/90 547520 at Canara Bank at Sataly, Calcutta- 14, dt. 30.7.90 amounting Rs. 25000/- (Rupees Twenty five thousand) only in favour of *Suvra Chakraborty* this Vendor.

RT-33333.

*P.K. CHAKRABORTY*  
13/1c Dover Lane  
Cal-29.

2. *Bhattachary (A. BHATTACHARJE)* *Suvra Chakraborty*  
72A, S.P. 27 Cal-63. SIGNATURE OF THE VENDOR.

Drafted by me.  
*Gauranga Sarma*  
**GAURANGA SARMA M.A. LL.B.**  
 Advocate, Alipore Police Court,  
 Calcutta-27, Tollygunj Circular Road  
 CALCUTTA-700052

Typed by me.  
*Rabindra Nath Mandal*  
 Alipore Police Court,  
 Calcutta- 27.

*Certified to be true*  
*P. N. Sarkar*





District Registrar,  
South 24-Parganas,  
1.8.90



District Registrar,  
South 24-Parganas,  
24.5.90

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District Registrar,  
South 24-Parganas,  
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Date 14.2.90  
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United Republics  
South Africa



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