



does not come under the purview
of P.L. (C and R) Act 1976 as the
status of land recorded in the R.S.
Record is as rural/Horticulture

Stamp Duty Under rule 21 and rule
3/5 S(1) 14 of the Stamp Act 1958
Fully Stamped Extract from deed not
bearing Stamp Duty under the Indian
Stamp Act 1899 Schedule I A. No.

C.P. 4.50 - 4.50
Paid 7.50

23 Paid 4.50
Paid 4.50 Paid 4.50 Paid

add. District Sub-Registrar
Bidhannagar, 24-Parganas

add. District Sub-Registrar
Bidhannagar, 24-Parganas

THIS INSTRUMENT made this 30th day of April, One

thousand nine hundred and eighty six BETWEEN SHRI

RANJIT KUMAR NAWN, son of Late Patit Paban Nawn,

by faith Hindu, by occupation Business, residing at 5C,

Bethun Row, P.S. Bartala, Calcutta-700006, hereinafter

called and referred to as the SELLER/VENDOR (which

term of expression shall unless excluded by or -

repugnant to the context be deemed to include his

heirs, administrators, representatives, executors, and

assigns) of the ONE PART AND MRS. RABIA MAKKAR,

Serial No. 1538
Sold to. *Ramesh Makker*
Of. *17/1/91. Lehi S*
413

Calcutta Collectorate,
Treasury.
24/4/1913

Treasurer.
[Signature]

When the 6th day of May
to 80 at the *Private*
Property
to *Ranjit Kumar Nawn*
...



Ranjit Kumar Nawn

Addl. District Sub-Registrar
Midhannagar, 24-Parganas
[Signature]

Ranjit Kumar Nawn

V.C.T. 9
113

Ranjit Kumar Nawn
to the *Patel Lahu Nawn*
at S.C. Bethune *and* 6
at 24-Parganas, by *Chaitan Mohar*
...

[Signature]

Pranab Kumar Nawn.

Pranab Kumar Nawn
to the *Ranjit Kumar Nawn*
at S.C. Bethune *and* 6
at 24-Parganas, by *Chaitan Mohar*
...
Addl. District Sub-Registrar
Midhannagar, 24-Parganas
[Signature]



- 2 :-

wife, of Mr.K.A.Makkar, by faith Muslim, by occupation House wife, residing at 171C, Lenin Sarani P.S. Bowbazar, Calcutta-700013, hereinafter called and referred to as the PURCHASER/VENDEE (which term of expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS the Vendor is absolutely seized and possessed a piece of parcel of land measuring a little more or less .32 decimals situate and lying in Mouza Hatiara, J.L.No. No.14, R.S.No.188, C.S.Khatian No.1273, R.S.Khatian No.1614,
Contd.P/3-..



-: 3 :-

Dag No.C.S.589,R.S.Dag No.634,by virtue of Purchase at a Valuable consideration from One Jaharul Haque and Md.Nurul Haque which was recorded in Book No.1,Volume No.10,Pages 205 to 209,being No.150,for the year 1966 registered at S.R.C. Cossipur Dum Dum,24-Parganas,and an adjoining plot of land measuring .6½ decimals situate and lying in Mouza Hatiara, J.L.No.14,R.S.No.188,C.S.Khatian No.1273,R.S.Khatian no.1614, appertaining to C.S.Dag No.590 R.S.Dag No.635,within P.S.-Rajarhat,Sub-Registry Bidhan Nagore from One Md.Jahurul Haque, and Md.Nurul Haque, which was registered at S.R.O.

Contd.P/4..



-: 4 :-

Cossip Cossipur, Dum Dum recorded as Vide Book No.1, Volume No.10, Pages 205 to 209, being No.150, in the year 1966 more fully and particularly described in the Schedule A & B, respectively and enjoying the same without any interruption - whatsoever in any manner.

AND WHEREAS due to urgent need of money the Vendor declared to sell the aforesaid land mentioned in Schedule- 'A & 'B' and the Purchaser herein has agreed to purchase the same at a lump sum consideration of Rs.40,000/- (Rupees Forty thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of

Contd.P/5..



-: 5 :-

of the aforesaid agreement and in consideration of the said sum of Rs.40,000/- (Rupees Forty thousand) only well and truly paid to the said Vendor by the Purchaser on/or before the execution of these presents (the receipt whereof the Vendor doth hereby acquit release and for ever discharged the said Purchaser was well as the said land hereby conveyed). The Vendor doth hereby grant, transfer, convey, sell assure and assign to and unto the said Purchaser his heirs, administrators, and assigns the said Danga land measuring .38½ decimals more fully described in the Schedule 'A' and 'B' hereunder written and delineated in the Sketch map annexed hereto or Howsoever otherwise the said land and every part thereof now are or is or heretofore were or was situated, butted, bounded

Contd.P/6...



-: 6 :-

called known numbered described or distinguished together with all paths and passages, ways, water, water-courses, yards, areas, trees, shrubs, sewers, drains, common fences, lights, rights, liberties, advantages, benefits, privileges, easements, appendages, appurtenances whatsoever of the said land and belonging to or anywise appertaining to or usually held enjoyed occupied therewith or reputed to belong or be appurtenant thereto and the rents, issues, profits, thereof and all the estate, rights, title, interest, property claim, demand, whatsoever, both at law and equity of the Vendor upon the said land and every part thereof and all the deeds, pattahs, muniments of title writings, evidence of title which

Contd.P/7...

exclusively relate to the said land and or any part thereof
which now are or any hereafter shall or may be in the -
custody power control or possession of the Vendor or any
person or persons from whom the said Vendor can or may procure
the same without any suit or action TO HAVE AND TO HOLD that
said land the said land hereby granted, transferred, conveyed
or expressed or intended so to be and every part thereof to
and unto and to the use of the said Purchaser absolutely and
for ever free from all encumbrances and the Vendor doth
hereby covenant with the said Purchaser that notwithstanding
any act, deed, matter things, by the Vendor made done or
executed or knowingly suffered to the contrary the Vendor
now has good right, full and absolute power, control authority
indivisible title to grant, transfer and convey the said
land and every part thereof hereby granted and conveyed or
intended so to be unto and to the use of the said Purchaser
her heirs, executors, representatives, administrators and
assigns in the aforesaid and delivered vacant and peaceful
khas possession thereof simultaneously with the execution

of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold possess of land enjoy the said land along with all easements and every part thereof on getting his names duly mutated before the appropriate authority or authorities by paying the taxes and rents accordingly without any lawful eviction, interruption claims, demands whatsoever from or by the Vendor or from any person or persons lawfully or equitably claiming from or in and that free and clear freely and clearly and absolutely acquitted exonerated discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, dispendens whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming any interest in the said land or any part thereof for under or in trust for him shall and will from time to time or at all times at the request and cost of the Purchaser her heirs, executors, representatives, administrators, and assigns or successors do and execute or cause to be done or executed all such acts, things, matters, deeds, whatsoever for more perfectly assuring the said land or every part thereof

thereof to the Purchaser her heirs, executors, representatives, administrators, assigns, as shall or may be reasonably required

SCHEDULE 'A' ABOVE REFERRED TO:

ALL that piece or parcel of Danga land measuring .32 decimals situate and lying in Mouza Hatlara P.S. Rajarhat, Sub-Registry, Bidhan Nagore, Touzi No. 1074, J.L. No. 14, R.S. No. 188, C.S. Khatian No. 1273, R.S. Khatian No. 1614, C.S. Dag No. 589 R.S. Dag No. 634, the proportionate annual rent of Rs. 1.89 Paise is payable to the Collector of 24-Parganas, for the state of West Bengal.

SCHEDULE 'B' ABOVE REFERRED TO:

ALL that piece or parcel of Danga land measuring .6 $\frac{1}{2}$ dec situate and lying in Mouza Hatlara, Pargana Kalikata, Touzi No. 1074, J.L. No. 14, R.S. No. 188, C.S. Khatian No. 1273, R.S. Khatian No. 1614, appertaining to C.S. Dag No. 590 R.S. Dag No. 635, within P.S. Rajarhat in the District of North 24-Parganas.

MEMO OF CONSIDERATION.

State Bank of India, Ezra Street, Calcutta, Cheque No.
BN 413197 for Rs.25,000/- (Rupees Twenty five thousand) only
5
dt.24.4.86 drawn in favour of the Vendor A N D Draft No.
015546 .53/013 drawn in favour of the Vendor for Rs.15,000/-
(Rupees Fifteen thousand) only on Union Bank of India, -
Dharmatolla Branch, Calcutta -total Rs.40,000/- (Rupees Forty
thousand only);

Rajit Kumar Naha

IN WITNESS WHEREOF the Vendor hereunto set and subscribe
his hand and seal this the day month and year first above
written.

Rajit Kumar Naha
Signature of The Vendor

Witnesses:-

SK. Mohide Uddin Sarker
Vill Hattia area

Gobinda Chandra Naha
5C, Bethune Row,
Cal-6.

Pronab Kumar Naha
5K, Bethune Row
Cal-6

Typed by me. Drafted and-
Prepared by me.

M. Basu
(Murari M. Basu). Typist. *SK. Abdul Gaffar of Balarampur*
Alipore Cr. Court, Cal-27. *License No VI 24 Budge Budge*



[Signature]
Addl. District Sub-Registrar
Biddhannagar, 24 Parganas



[Signature]
Addl. District Sub-Registrar
Biddhannagar, 24 Parganas.

4.10-82

[Signature]
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Volume No. 193-202
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