

3324

T-32583000Rs.



Does not come under the purview
of U.R. (C and R) Act 1976 as the
status of land recorded in the R.S.
Record as agricultural/Horticulture

Stamp Duty rate 24 and 25
S/S 5(1)-14 of the W.B.L.R. Act 1988
Duly Stamped Exempt from duty not
payable Stamp duty under the Indian
Stamp Act 1899 Schedule I, A. No.

23... Fee Paid ... A. 418-0
A. fee 4.50 Paise to O.P.S. Paid

1401. District Sub-Registrar
Mehannagar, 24-Parganas

THIS INDENTURE made this 30th day of April, One

thousand nine hundred and Eighty Six. BETWEEN SHRI
PRONAB KUMAR NAWN, son of Shri Ranjit Kumar 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, adminis-
trators, representatives, executors and assigns) of

the ONE PART A N D MD. SALIM MAKKAR son of -

Contd. P/2...

R.
23

39000

A 418-00

4.50

Serial No. 1932
Sold to. *Sulaiman Markker*
Of. *17/10. Lebin Sew*
1113

Calcutta Collectorate,
Treasury.

On *22/4/19*

Treasurer.

When the *6.14* day of *May*
to *86* of the *Bikram Sagar*
(Bali Lake City) Sub-Registry office
at *Pranab Kumar Naidu*
certified by the
Commissioner of



30
25
15
3305

Addl. District Sub-Registrar
Bidhannagar, 24-Parganas.

Pranab Kumar Naidu

21/70

[Signature]

Pranab Kumar Naidu
No. *170* *Ranjit Kumar Naidu*
at *S.E. Bellman Road* ul. *6*
Dt. *24-Parganas*, by *Goverdhan*
Witness by *Pratap Kumar*

Pranab Kumar Naidu

Gobinda Chandra Naidu

Gobinda Chandra Naidu
No. *170* *Ranjit Kumar Naidu*
at *S.E. Bellman Road* ul. *6*
Dt. *24-Parganas*, by *Goverdhan*
Witness by *Pratap Kumar*

Addl. District Sub-Registrar
Bidhannagar, 24-Parganas.



-: 2 :-

Mr.K.A.Makkar, by faith Muslim, by occupation Business,
residing at 171/C, Lenin Sarani, P.S. Bowbazar, Cal-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
his heirs, executors, administrators, representatives and
assigns) of the OTHER PART.

WHEREAS the Vendor is absolutely seized and -
possessed a piece of parcel of Danga Land measuring a
little more or less. 37 $\frac{3}{4}$ decimals out of which .31 $\frac{1}{4}$ dec.



-: 3 :-

decimals of Danga land appertaining to C.S.Dag No.589 R.S. Dag No.634, and .6½ decimals of Danga land appertaining to C.S.Dag No.590 R.S.Dag No.635, both situate and lying in Mouza Hatiara J.L.No.14, R.S.No.183 C.S.Khatian No.1273, R.S.Khatian No.1614, under P.S.Rajarhat within the jurisdiction of Bidhannagore Sub-Registry in the District of 24-Parganas, (North) by virtue of Purchase at a valuable consideration from one Kesob Mohan Rakshit of 3, Hemendra Sen Street, P.S. Bartola, Calcutta-700006, on 14.12.1973 which was registered at Calcutta Registry of Assurance and recorded as vide

vide Book No.1, Volume No.110, Pages 297 to 300 being No.7283, for the year 1973 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 have agreed to purchase the same at a lump sum consideration of Rs.39,000/- (Rupees Thirty nine thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the said sum of Rs.39,000/- (Rupees Thirty nine 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 as 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 37 $\frac{1}{4}$ dec.

more fully described in the Schedule 'A' & '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, bound-
ed, called known numbered described or distinguished together
with all paths and passages, ways, water, water-courses, yards
yards, areas, trees shrubs, sewers, drains, common fences,
lights, rights, liberties advantages, benefits, privileges,
easements, appendages, appurtenances whatsoever of the said
land belonging to or anywise appertaining to or usually held
enjoyed occupied therewith or reputed to belong or be
appurtenant thereto and the rent 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,
muniments of title writings, evidence of title which -
exclusively relate to the said land 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

Revised.

the same without any suit or action TO HAVE AND TO HOLD 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 not withstanding any act, deed, matter, things, by the Vendor made done or executed or knowingly suffered to the contrary the Vendor now has good rightfull and absolute power, control authority and 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, lispendens 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 his 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 to the Purchaser his heirs, executors, representatives, administrators, assigns as shall or may be reasonably required.

SCHEDULE 'A' ABOVE REFERRED TO:

Contd. P/7..

SCHEDULE 'A' ABOVE REFERRED TO:

ALL that piece or parcel of Danga land measuring .31 $\frac{1}{2}$ dec. situate and lying in Mouza Hatiara P.S.Rajarhat, Sub.Registry, Cossipore Dum Dum at present Bidhannagore in the District of 24-Parganas (North) of Mouzi 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. No.634, the proportionate annual rent of Rs.1.50 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 Hatiara P.S.Rajarhat Sub-Registry Cossipur Dum Dum, at present Bidhan Nagore in the District of 24-Parganas (North) Pargana Kalikata, Touzi No.1074 J.L.No.14, R.S.No.189 C.S.Khatian no.1273 R.S.Khatian No.1614 appertaining to C.S.Dag No.590 R.S.Dag No.635.

MEMO OF CONSIDERATION.

Contd.P/8..

MEMO OF CONSIDERATION.

Draft No. 7206/DDR/648/86 (VB/84 OL 138241) dt. 24.4.86

for Rs. 39,000/- (Rupees Thirty nine thousand) only drawn

Poonab. in favour of the Vendor on Vijaya Bank, D.A.O. Calcutta 9203
C.D. Code

Poonab Kumar Naudu

IN WITNESS WHEREOF the Vendor hereunto set and subscribe

his hand and seal this the day month and year first above
written.

WITNESSES:-

Sh. Mohiuddin Sardar
Vill Haliara

Gobinda Chandra Naudu
5C, Bethune Row,
Calcutta

Kestab Chandra Naudu
5/C, Bethune Row
Cal - 6

Drafted and prepared
by me.

Sh. Abdul Gaffar

A. Balaram pur

License No. V724

Typed by me,

M. Basu,

(Murari M. Basu).

Typist.

Alipore Cr. Court,
Calcutta-700027.

Poonab Kumar Naudu

Signature of the Vendor.



Addl. District Sub-Registrar
Bidhannagar, 24-Parganas.



Addl. District Sub-Registrar
Bidhannagar, 24-Parganas.

1/15/82

0-50 Ring

Book No.
Volume No. 365
Page - 205
Long No. 22258
No. 22258

DATED THIS THE 6th DAY OF May, - 2003.

DEED OF CONVEYANCE

BETWEEN

MD. FAZLUL HAQUE

...VENDOR.

A N D

SOUND OF ARTS INTERNATIONAL

...PURCHASER.

DEED PREPARED BY :-

JULFIKKER ALI, OF
JATRAGACHI, RAJARHAT,
LICENCE NO.DW-XVI-40.
