

1000Rs.



SI duly Stamped under
the Indian Stamp Act
1899 & also as amended
by W. Bengal Stamp
Amendment Act. 1923
S. No. 1A Bd. 23 & 4

for file

*Provision fee in
of stamps Rs. 7-50*

Registrar D/3(M) of
Assurances, Calcutta

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DEED OF CONVEYANCE
=====

THIS INDENTURE made this 16th day of May, One thousand nine hundred and eighty four BETWEEN JUBEDA KHATOON BIBI wife of Janab Raich Ali Molla, by religion Muslim, by occupation House wife residing at village Banagram, Police Station Bishnupur in the district of 24 Parganas, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context mean and include her executors, administrators, successor, successors and/or assigns) of the FIRST PART AND SRI ASHIS PAKHIRA son of Sri Sudhir Pakhira by religion Hindu by occupation Business at present residing at

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Presented for registration at the
 at the Calcutta Registration Office
 on the 16th day of May 1984
 Subedar Chatterdibi

L.T.I. of Subedar
 Chatterdibi by the
 Pursh Sukdev das

Registrar U/S (2) of
 Assurances, Calcutta

16-5-84
 Subedar Chatterdibi
 into Raich Ali Tholla
 of Gangaram P.K.
 Hari Singh P.K.
 Raich Ali Tholla
 Late Amiruddin Tholla
 of the same place

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Subedar Chatterdibi

by

Sukdev das
 of 10, K. S. Roy Rd Cal
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Sukdev das

Registrar U/S (2) of
 Assurances, Calcutta
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WHEREAS
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125, S. N. Roy Road, Sahapur, Calcutta-700038, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context mean and include his heirs, executors, administrators, successors or legal representatives and/or assigns) of the SECOND PART :

WHEREAS :

SMT. NARESH NANDINI MALLICK wife of Late Chittaranjan Mallick of 19/16, Seal Lane, Calcutta-15, purchased 0.25 decimal of "Sali" land fully described in the Schedule written therein from Marun Rashid Shiek, Keramat Ali Mollah and Imam Bux by registered deed of conveyance and registered in the Office of Sub Registrar

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Registrar U/S (2) of
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Bishnupur on 8. 5. 63 and entered in Book No. I, Volume No. 41, pages 210 to 218 under No. 5052.

AND WHEREAS SRI NARESH NANDINI MALLICK sold half of the purchased land as mentioned hereinabove measuring .12½ decimal fully described in the schedule written therein to Jubeda Khatun Bibi vendor above named by a deed of conveyance registered in the office of the Sub Registrar Alipore under Deed No. 6304 for the year 1983.

AND WHEREAS the Vendor agrees to sell transfer and convey the right title and interest on the said land measuring .12½ decimal being Dag No. 349 to the purchaser free from encumbrances

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Registrar U/S (1) of
Assurances, Calcutta,

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at a price settled at Rs. 18,500/= (Rupees eighteen thousand five hundred) only and ^{the} purchaser agrees to purchase the said land.

NOW THIS INDENTURE WITNESS THAT in pursuance of the said agreement and in consideration of the sum of Rs. 18,500/= (Rupees eighteen thousand five hundred) only (the receipt whereof the Vendor doth hereby admit and acknowledge in the manner of memo of consideration appearing herein below) the Vendor doth hereby grant convey, transfer to and unto the purchaser in khas all that piece or parcel of lands being ~~one~~ portion of Dag No. 349 measuring 121 decimal more particularly described in the Schedule below free from all encumbrances, charges, attachments, liens and dispendens and delineated on map or plan annexed hereto and bordered by red lines thereon or howsoever otherwise the said property now or heretofore were and was situated Butted bounded called known numbered described or distinguished TOGETHER WITH trees, plants,

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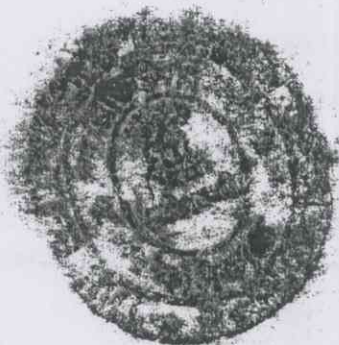
The Vendor for her self, her heirs, executors, representatives and assigns doth hereby covenant with the purchaser as follows :-

1. That notwithstanding anything done by the vendor or any of her predecessors-in-title of interest the vendor has good right

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full power and absolute authority to sell, transfer and convey the said lands and premises unto the purchaser with delivery of vacant possession as aforesaid in the way and manner hereby done or intended to be done.

2. That the purchaser and all persons claiming through or under it may at all times hereafter hold own and possess the same and receive the rents issues and profits thereof without any eviction, interruption, claim or demand whatsoever and well and sufficiently saved and defended kept harmless and indemnified of and from and against all former and other estates claim, charges, liens and encumbrances all attachments and executions whatsoever had made done executed occasioned or suffered by the vendor or her predecessors-in-title or any person or persons claiming or to claim by from through under or in trust for her.

3. That the said lands and premises and every part thereof are free from all encumbrances liens, charges, attachments or liens and that no suit or other legal proceedings is pending in any court in which the said land and premises or any part thereof is in any way directly or indirectly concerned or affected or involved.

4. That there has not been at any time any claim adverse to her to the said land.

5. That the vendor and all person claiming through or under her or in trust for her shall at all times hereafter at the request and cost of purchaser or persons claiming through or under it do and execute or cause to be done and executed all such further acts, deeds and things as may be reasonably required for more perfectly assuring the said lands and premises unto the purchaser.

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Register U/S (A) to
Assurances, Calcutta

16-5-84

6. That the vendor shall make good all loss that the purchaser may suffer or be put to for any incorrectness in the recitals herein made or for any defect, weakness or deformity or her free and clear title as herein stated or for any breach in the several covenants herein made.

SCHEDULE AS REFERRED TO ABOVE

ALL that piece or parcel of Sali land measuring more or less .12 $\frac{1}{2}$ decimal portion of Dag No. 349, Jaw Khatian No. 78 Pra Khatian No. 88, New Pra Khatian No. 238, Touji No. 3, 4 and 5 Mouja Banagram J.L.No. 16, R.S.No. 30, Police Station Bishnupur, pargana Khaspur, in the district of 24 parganas ~~xx~~ butted and bounded as mentioned below and delineated in the map or plan annexed hereto and marked with red border.

On the North : Portion of Dag No.349, Raich Ali Molla
further north Dag No. 350 of Peter Gomes.

On the South : Bastu of Golap Gaji Dag No. 334 and 334

On the East : 349 Dag Ranjit Kumar Thakur

On the West : P. T. D. Road and Bus Route No. 75

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Register U/S (2) of
Amendment, Calcutta

16-5-84

IN WITNESS WHEREOF the vendor hereto doth set and subscribed her hands and seal this day, month and the year first above written.

Signed and delivered by the within named vendor Jubeda Khatoon Bibi, in presence of :

M.H. Ismail

1. Mahammad Ismail, village Banagram, P. S. Bishnupur, Dist. 24-Parganas .

2. Sri Sunil Das,

60/20, S. N. Roy Road, Behala, Calcutta-38.

স্বাক্ষরিত

Signed by Raich Ali Molla son of late Amiruddin Molla village Banagram, Police Station Bishnupur, Dist-24-Parganas and husband of the within named vendor, Jubeda Khatoon Bibi as Confirming Party to confirm this sale in presence of :

M.H. Ismail

1. Mahammad Ismail, Village Banagram, Police station Bishnupur, Dist. 24 parganas.

স্বাক্ষরিত

2. Sri Sunil Das,

60/20, S. N. Roy Road, Behala, Calcutta-38.

L.T.I. Jubeda Khatoon Bibi
by the power of Subordinate

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Registrar D/S (1) to
Assurances, Calcutta

16-5-84

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RECEIVED from the within named Purchaser the above mentioned sum of Rs. 18,500/= (Rupees eighteen thousand five hundred) only being the consideration in full for the above mentioned ^{sale} ~~sell~~ as per memorandum below :-

MEMO OF CONSIDERATION
=====

1. By cash on 16.5.84 at the time of execution of this present.

Rs. 3,500.00

2. By ^{Bearer} ~~xxx xxxxx~~ cheque No. NAC/HIS 013748 dt. 16.5.84 drawn on Central Bank of India New Alipore Branch payable to the Vendor, Jubeda Khatoon Bibi for full consideration at the time of execution of this present in presence of :

Rs. 15,000.00

Total = Rs. 18,500.00
=====

(Rupees eighteen thousand five ~~thnn~~ hundred only)

WITNESS:

1. ^{M.H. Ismail} Mahammad Ismail, Village Banagram, Police Station Bishnupore, Dist. 24-Parganas.

2. Sri Sunil Das,
60/20, S. N. Roy Road, Behala
Calcutta-38.

Vendor

I T.I. of Jubeda Khatoon
Uddi at Pur ch- Sukdara
Read over and Explained by
me in Bengali to the
Exended Sukdara
dt. 16.5.84.



Registrar U/S (1) of
Assurances, Calcutta

16-5-84

SITE PLAN SHOWING AT MOUZA-BONO
J.L. NO. 16 R.S. NO 9 R.S. BRISHNUPUR DI
KHATIAN NO 238 DAG NO 349 TOUZI NO
OF AREA:- 50 ACRE

J.L. NO. 16 R.S. NO. 9 R.S. DISHNOCT
340 TOLIZI NO.

J.L. NO. 16	R.S. NO. 3	K.S. NO. 13	TOUZI NO. 349
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KHATHIAN NO 238 DASSNO
AREA:- 50 ACRE

AREA: 30'-0" = 0'-1
SCALE: 30'-0" = 0'-1

VENDOR:-

NOT 'A' PURCHASED BY

CO: ASHIS PAKHIRA

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RED LINE

LAND OF ANTONY GOMESH

DAGNO - 350.

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PAGE NO 349

OF AREA - 12.5 DEC
MORE OR LESS

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OF AREA 12.5 DEC 1958

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GOLAP GAZI

DAG NO. 333 & 334

[illegible]

DRAWN BY = M. Linbo

16-5-84

Registrar U/S (2) of
Assurances, Calcutta

16-5-84

Book No. 39
Volume No. 227 2284
Pages 5538
Being No. 384
For the Year 1984

Dated this _____ day of _____ 1984.

BETWEEN

SMT. JUBEDA KHATOON BIBI

... VENDOR

AND

SRI ASHIS BACHHA

... PURCHASER.

Registrar U/S (A) &
Assessment, Calcutta

29-6-84

Registrar U/S (A) &
Assessment, Calcutta

16-5-84

DEED OF CONVEYANCE

A. C. Sinha Roy, Advocate.

Calcutta High Court.