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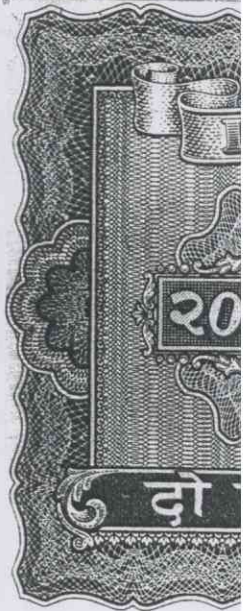
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THIS DEED OF CONVEYANCE is made on this 24th day
 of October One thousand Nine hundred and ninety four
BETWEEN ASHIS PAKHIRA, son of Sudhir Pakhira, by faith
 Hindu, by occupation business, residing at 125, S. N.Roy
 Road, Sahapur, Calcutta - 700 038 hereinafter called
"THE VENDOR" (which term or expression shall unless exclu-
 ded by or repugnant to the context be deemed to include
 and mean his heirs, successors, executors, administrators,
 legal representatives and assigns) of the ONE PART.

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DILIP KUMAR KOTHARI, son of Jhanwarlal Kothari, by faith Hindu, by occupation - business, residing at 18, Desha-priya Park Road Police Station - Tollygunge, Calcutta - 26 hereinafter called "THE PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to include and mean his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART .

WHEREAS one Srimati Naresh Nandini Mullick, wife of Chittaranjan Mullick deceased of 19/16, Seal Lane, Calcutta 700 015 through a registered deed of conveyance dated 8th May, 1963 registered in the office of the Sub-Registrar, Bishnupur in Book No. 1, Volume No. 41, Page Nos. 210 to 218 Being No. 5052 for the year 1963 purchased 0.25 decimals of

contd...3

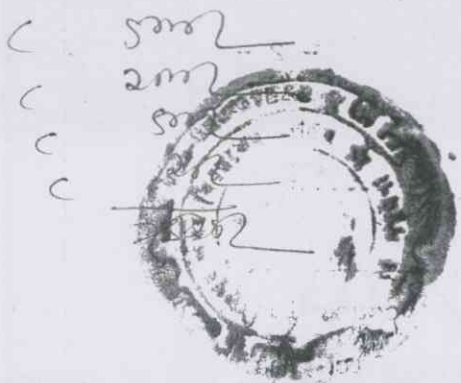
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18 Bilip. Per. Kathari
Bishpaiga

Oct. 26

22/9/94

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"Sali" land fully described in the Schedule therein from Harun Reshid Sheikh, Keramat Ali Mollah and Imam Bux on a valuable consideration AND WHEREAS the said Sm. Naresh Nandini Mullick sold half of the said purchased land measuring .12½ decimals fully described in the schedule written therein to one Raich Ali Mollah son of Amiruddin Molla deceased of village - Bonagram, Police Station - Bishnupur in the district of 24-Parganas (South) by a registered deed of conveyance registered in the office of the Sub-Registrar, Alipur under deed no.6305 of 1983 AND WHEREAS the said Raich Ali Molla through a Deed of conveyance dated 16th May, 1984 registered in the office of the Registrar of Assurances Calcutta in Book No.1, Volume No.43, Page Nos.491 to 500, Being No.5537 for the year 1984 sold, conveyed, transferred, assured and assigned upon the Vendor herein all that piece and parcel of "Sali" land measuring more or less .04 decimals in Dag No.349, Jaw Khatian No.78, Pra Khatian No.88,

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New Pra Khatian No.238, Touji No.3, 4, and 5, Mouja - Bonagram, J.L.No.16 R.S.No.30 on a valuable consideration as mentioned in the said deed of conveyance AND WHEREAS after the said purchase the Vendor herein is in peaceful possession and occupation of the said land uninterruptedly AND WHEREAS the Vendor herein through a further deed of conveyance dated 16th May, 1984 registered in the Office of the Registrar of Assurances, Calcutta in Book No. 1, volume no.39, Page Nos.227 to 234, being no.5538 for the year 1984 purchased all that piece and parcel of "Sali" land measuring more or less .12½ decimals being portion of Dag No.349, Jaw Khatian No.78, Pra Khatian No.88, New Pra Khatian No.238, Touji Nos.3,4 and 5, Mouja - Banagram in the district of 24-Parganas(South) on valuable consideration from one Jubeda Khaton Bibi wife of Janab Raich Ali Molla of Village Banagram, Police Station - Bishnupur in the district of 24-Parganas(South) AND WHEREAS thus the Vendor is in peaceful possession and occupation of all that 0.16½ decimals of "Sali" land in Dag No.349, Jaw Khatian No. 78, Pra Khatian no.88, New Pra Khatian No.238, Touji nos. 3,4 and 5, Mouja - Banagram, Police Station - Bishnupur in

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20563

Silip Mr. Kathari

18 Ash Bridge - Puthi Rel.

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Collectorate
Treasury

Date 22/9/34

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the district of 24-Parganas (South) AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase all that the said 0.16½ decimals of "Sali" land as described in the Schedule hereinbelow free from all encumbrances, attachments, charges liens and lispensens whatsoever at or for the price of Rs.75000/- (Rupees Seventy five thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.75000/- (Rupees seventy five thousand) only (the receipt whereof the Vendor doth hereby admit and acknowledge in the manner as appearing in the memo of consideration hereinbelow) the Vendor doth hereby grant convey, transfer to and unto the Purchaser in Khas all that piece of parcel of lands being portion of Dag No.349 measuring .16½ decimals more particularly described in the Schedule below free from all encumbrances, charges, attachments, liens and lispensens and delineated on map or plan annexed hereto and bordered by red lined thereon or howsoever otherwise the said property now or hereto fore were and was situated butted bounded called known numbered described or distinguished TOGETHER WITH trees, plants, ditches, wells, fences, drain water, water courses, paths, ways, passages, access, liberties, right, lights, easements, appendages and every part thereof belonging or in anywise appertaining thereto or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate right, title and interest or claims or demand whatsoever both at law and in equity of the said Vendor into upon the said lands and every part thereof and all deeds, evidences, writings, documents and muniments of title whatsoever relating to the same TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever.

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The Vendor for himself, his heirs, executors, representatives and assigns doth hereby covenant with the Purchaser as follows :-

1. That notwithstanding anything done by the Vendor or any of his predecessors-in-title of interest the Vendor has good right 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 so to be done.
2. That it shall be lawful for the purchaser 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 saves and defended kept harmless and indemnified of and from and against all former and other estate claim, charges, liens and encumbrances all attachments and executions whatsoever had made done executed occasioned or suffered by the Vendor or his predecessors-in title or any person or persons claiming or to claim by from through under or in trust for him.
3. That the said lands and premises and every part thereof are free from all encumbrances liens, charges, attachments or lispens and that no suit or other legal proceedings is pending in any court in which the said land and premises or any part thereof in any way directly or indirectly concerned or affected or involved.
4. That there has not been at any time any adverse claim to him to the said land.

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5. That the Vendor and all person claiming through or under **him** or in trust for him 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.

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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of sali land measuring more or less 0.16½ decimals being part of Dag No.349, Jaw Khatian No.78, Pra Khatian No.88, New Pra Khatian No.238, Touji Nos.3,4 and 5, Mouja - Banagram, J.L.No.16, R.S.No.30 Police Station Bishnupur 24-Parganas(South) **butted and** bounded in the following manner i.e., to say :-

ON THE NORTH : Portion of Dag No.349, Raich Ali Molla.
ON THE SOUTH : Golap Gaji Dag No.333 & 334
ON THE EAST : Land of Soven Ali Molla.
ON THE WEST : Cannel.

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24/10/84

MANAGER'S CHECK

24.10.1974

PAY Abbas Rana

को या उनके आदेशपर OR ORDER

रुपये RUPEES Twenty five thousand only

₹. Rs. 75,000 = 00

NOT NEGOTIABLE

MANAGER'S CHEQUE

24. 10. 1974.

PAY Abhis Raghava.

NOT NEGOTIABLE

रुपये RUPEES Twenty five thousand / only

को या उनके आदेशपर OR ORDER

₹.Rs. F5,000 =00

अदा करें

यूको बैंक
UCO Bank

एमसी/सी
CANNING STREET CALCUTTA-700 001

कृते यूको बैंक
For UCO Bank

Sanjay
सं. प्रबन्धक / असि. प्रबन्धक
MANAGER

[Signature]
प्रबन्धक
MANAGER

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RECEIVED of and from within named Purchaser within mentioned
sum of Rs.75000/- (Rupees Seventy five thousand) only.

MEMO OF CONSIDERATION : Rs.75,000/- (Rupees Seventy five
thousand) only. The total amount of money which is above mentio-
ned the sum of Rs.75000/- (Rupees seventy five thousand) only
paid to the Vendor by the Purchaser today by Cheque No. 70028011
dated 24.10.94 Drawn on. UCO BANK

WITNESSES :

1. Imaie Jaitan
Vi - Borogran to Rosafengra
B.L. Bisneker via 24/10/94

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Signature of the Vendor

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ASHIS PAKHIRA

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DILIP KUMAR KOTHARI

Deport/Conveyance

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Vol. 41
Page 7
Being 43721
Per the Testimony of 44

Drawn By :

~~P. K. Nandi (Advocate)~~
~~6, Old Post Office Street~~
~~Calcutta - 700 001.~~

Application for Stamps

Name & Address... Salip Kumar Kothari

8, Deshpande Park Road

নাম ও ঠিকানা

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22/8/84

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documents.
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এবং সংখ্যা।

Value of stamp
on each document.
প্রত্যেক ষ্টাম্পের মূল্য।

Total amount in
figures and in words.
মোট টাকা অঙ্কে এবং
কথায়।

Stamp
paper

Rs. 7520/-

Rs. 7520/-

Rupies seven thousand five
hundred twenty only.

Signature...

[Signature]

স্বাক্ষর



[পরপৃষ্ঠে দেখুন P.T.O.]

2023

West Bengal Form No. 1504

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৫২ ধারার (খ) দফামত রসিদ

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দলিলের নম্বর 4372

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দলিল Ashish Pakhira এর নিকট হইতে প্রাপ্ত

দলিল Shilpi Kumar Kothari এর অনুকূলে সম্পাদিত।

কি প্রকারের দলিল Sale

দলিলে লিখিত সম্পত্তির মূল্য 75,000/-

ফী তালিকার দফা তফা 814.00

ফী, 7.00

দলিল ফেরত হইবার জন্য সম্ভবতঃ যে তারিখে 821.00 প্রস্তুত থাকিবে।

তারিখ ১৯ সাল

Twenty one 03 রেজিস্ট্রার/সাব-রেজিস্ট্রার

এই রসিদখানি উপস্থিত করিলে দলিল ফেরত দেওয়া হইবে। 24/10/94

উইল ছাড়া অপরাপর দলিল না-দাবি অবস্থায় রেজিস্ট্রারি অফিসে দুই বৎসরের অধিককাল পড়িয়া থাকিলে তাহা আইনানুসারে ধ্বংস করিয়া ফেলা যাইতে পারিবে।

রেজিস্ট্রারি সম্পূর্ণ হইবার পর একমাসের অধিককাল কোন দলিল বা আমোজনারনামা দাবি করা না হইলে, প্রতি মাসের বা তাহার কোন অংশের জন্য অতিরিক্ত পঞ্চাশ পয়সা ফী দিতে হইবে। প্রত্যেক স্থানেই ঐ ফী উল্লিখিত সংখ্যায় কুড়ি টাকা পর্যন্ত হইতে পারিবে।

শ্রী.....কে অপর পৃষ্ঠায় বলিত দলিলখানি
ফেরত দিবেন এবং উহার বাবদ আমার যদি কোন ফিস ফেরত পাইবার থাকে তাহা উহাকে দিবেন।

Ali Akbar

দাখিলকারকের স্বাক্ষর

অপর পৃষ্ঠায় বলিত দলিলখানি পাইলাম এবং ফীর
তালিকার দফামতে নিম্নলিখিত ফিস ফেরত পাইলাম।
প্রয়োজনমতে কাটিয়া দিতে হইবে।

তারিখের
মোহর

তারিখ

১৯ সাল

প্রদানকারীর স্বাক্ষর

রেজিস্ট্রার/ সাব-রেজিস্ট্রার-এর স্বাক্ষর