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CONVEYANCE ON SALE OF IMMOVABLE PROPERTY

Price at Rs.90,000/- (Ninety Thousand)

THIS INDENTURE is made this the 13th day of

February One thousand Nine hundred and Eighty-Nine

BETWEEN (1) ABDUL GAFFAR, son of Late Abdul Aziz,

(2) ABDUL WAHAB, son of Abdul Motaleb, (3) LAILY BIBI, wife

of Late Ejahar Mondal, (4) GOLEARJAN BIBI, wife of late Abdul

Aziz, (5) SERINA BIBI, wife of Abdul Motaleb - All by Caste -

Muslim, by occupation 1 - 2 Service and 3 - 5 House Wife - all

residing....

A close-up photograph of a handwritten document. The text '15th Feb. 1990' is written in blue ink at the top. Below it, 'Adele Gassen' is written in red ink. There are other faint, illegible markings and lines on the paper.

1052

Abdul Gaffar

0 Above Layer 80 km
 Above Azir (2) Above 0206 S/O
 Above Matlah (3) - dash - Pk 470 +
 a/ (Paz) jatai nanda al - Pk 470 +
 Pk 470 + Above Azir (5)
 Serina Pk 470 Above Matlah
 of Pk 470, Pk 470
 Ah 674

[illegible]

13-2-90



- 2 -

residing at Seraberi, Police Station - Air-port, District - North 24-Parganas, hereinafter collectively called the VENDORS (which expression where the context so admits shall mean and include their heirs, executors, administrators, representative and assigns) of the ONE PART AND MD. ROSTAM ALI, son of Late Md. Jaman Ali, by Caste - Muslim, by occupation Business, residing at 17/A, Tiljala Shibtala Lane, Police Station - Kareya, Calcutta - 39, hereinafter called PURCHASER (which expression where the context so admits shall mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART :

WHEREAS.....

6799 Mu. Qustamdi
Nawab Shahr Pahr
228

36300 9000
780
60



1053 9870
Abdul Wahab



1054
Said Bilal
by the pen of
Nawab mahmud



1055
Soleym Bilal
by the pen of
Nawab mahmud



13 2-70



1056
Said Bilal
by the pen of
Nawab mahmud

... to Nawab mahmud



- 3 -

WHEREAS Ejahar Mondal and Achhiraddin Mondal were jointly the absolute owners of the under Scheduled land along with other properties as per Revisional Settlement Record and clearly noted in the Revisional Settlement Record that the land measuring 15 Satak under R.S. Khatian No. 1773 comprised in R.S. Dag No. 3543 was recorded in favour of Ejahar Mondal.

AND WHEREAS Ejahar Mondal died intestate leaving behind him his successor son of Abdul Motaheb who had sold conveyed and transferred the under Scheduled land along with other lands to Araf Ali and Sakur Ali by sale Deed Registered at Gossipore Dum Dum Sub-Registry Office on 16.11. 1971 in Book No. I, Volume No. 77, Pages 131 - 133, Being No. 5302 for the year 1971.

AND

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Ml. Duttan Bli'
Newab Kattu
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- 4 -

AND WHEREAS the aforesaid Asraf Ali and Sukur Ali collectively sold the aforesaid land to Sarina Bibi and Abdul Wahab by a Sale Deed registered at Cossipore Dum Dum Sub-Registry Office on 10th January, 1973 in Book No. I, Volume No. 6, Pages 229 - 231 being No. 99 in the year 1972.

AND WHEREAS the said Abdul Wahab sold conveyed and transferred the land measuring 04 Sataks out of 15 Sataks of land under R.S. Khatian No. 1773 comprised in R.S. Dag No. 3543 of Mouza Gopalpur, P.S. Air-port to Abdul Gaffar by a Sale Deed registered at Bidhan Nagar A.D.S.R. Office on 29th day of January, 1987 in Book No. I, Volume No. 6, pages No. 231 - 236, being No. 278 for the year 1987.

AND.....

6798
 Paid to
 Mrd. Dalton Ali
 Hobeu Nawab Khatu
 Pahu
 3

2388
 31200
 9000
 700
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 9810



18 2 3



- 5 -

Abdul Wahab, Abdul Gaffar, Laili Bibi, Golarjan Bibi and Serina Bibi

AND WHEREAS the aforesaid Vendor No. 3 herein Laily Bibi got the share of the under Schedule land by inheritance of her husband Ejahar Mondal and Vendor No. 4 herein Golearjan Bibi also got her share by inheritance of her ~~husband~~ ^{Ejahar} ~~Ejahar~~ Ejahan Mondal.

AND WHEREAS Abdul Wahab, Abdul Gaffar, Laily Bibi Golarjan Bibi and Serina Bibi collectively the Vendors herein thus well seized and possessed of the under Schedule property measuring 15 Sataks under R.S. Khatian No. 1773 comprised in R.S. Dag No. 3543 and has so long been enjoying the same with good right and absolute power of ownership and have every right to transfer the same to any body by any way.

AND WHEREAS the Vendors afore-said offered to sell and the Purchaser agreed to purchase the said land measuring 15 (fifteen) Sataks being C.E. Dag No. 5319, R.S. Dag No. 3543

under.....

6798
Selling to Mr. Mustan Ali
at Newab Ketto Daho

238 89 

23m 9000
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210
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Additional and Countercheck
13-2-90

under C.S. Khatian No. 1721, R.S. Khatian No. 1773 of Mouza Gopalpur, Police Station Air-Port, District North 24-Parganas particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and thereon her derived 'Red' lines hereinafter referred to as the said property said from all encumbrances, liens, attachments at or for the price of Rs.90,000/- (Rupees Ninety- thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.90,000/- (Rupees Ninety thousand) only paid by the Purchaser to the Vendor at the time of admission before the Registrar the Vendors do hereby convey, transfer and sell away all right, title or interest to the Purchaser and to the use of the Purchaser all that piece or parcel of revenue paying land measuring an area of 15 (Fifteen) Satak more or less situate lying at Mouza Gopalganj, P.S. Airport in the District of North 24-Parganas more fully described in the Schedule hereunder written and delineated on the Plan annexed hereto and thereon shown with 'Red' border TOGETHER WITH full benefit or passage, ways, water, ways, rights, liberties, privileges all manner of easements and appurtenance belonging and all the estate right, title and interest property claim and demand whatsoever of the Vendor into or and upon the said price or parcel of land hereby conveyed unto the Purchaser.

In further pursuance of the said Agreement and consideration to have and to hold the said piece or parcel of land herein comprised and the Vendors hereby granted, conveyed,

transfer....



Additional District Superintendent
Richmond (Salt Lake City)

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transferred and assigned every right, title, interest and possession to the Purchaser absolutely and forever free from all defect of title or encumbrances the Vendors do hereby covenant with the Purchaser as follows :-

a) The interest which the Vendors profess to transfer subsists and they make over vacant possession of the property free simple to the Purchaser.

b) That the said price or parcel of land hereby said conveyed and transferred unto the Purchaser is free and discharged from or otherwise by the Vendors sufficiently indemnified against all and all manner of encumbrances claim and demand whatsoever created occasioned or made by the Vendors or any of their predecessor in interest or any person or persons whomsoever.

c) That after execution of the Sale Deed if any defect of title or any encumbrances found in the property sold or conveyed the Vendee will be entitled to realise the entire consideration money with interest along with damages or compensation from the person or other property of the Vendors through the process of the Court.

d) The Purchaser will be entitled to mutate his name in respect of the said piece or parcel of land with the authorities concerned.

e)



Adjutant General's Office
Richmond (Salt Lake City)

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- B -

c) If it transpires that the said piece or parcel of land hereby sold conveyed transferred by the Vendors are or is not free from encumbrances as hereinbefore covenanted the Vendors will be liable both in Civil and Criminal actions to the Purchaser and the Vendors will be further bound to make good any loss to be sustained by the Purchaser.

THE SCHEDULE REFERRED TO ABOVE :

ALL THAT piece or parcel of Sali land measuring an area of 15 (Fifteen) Satak under the jurisdiction of Addl. District Sub-Registration Office at Bidhan Nagar (Salt Lake City) and at Mouza Gopalpur, Police Station Air-port in the District of North 24-Parganas, C.S. Dag No. 5319, R.S. No. 3543 under C.S. Khatian No. 1721, R.S. Khatian No. 1773, J.L. No. 2, R.S. No. 140, Touzi No. 125B/1. The land is Rayat Dhakhali Swattwa under the Government of West Bengal. The proportionate Rent is Rs. 2.45 Paise out of total jama of Rs. 13.50 Paise.

The total land measuring an area 15 (Fifteen) Satak of Sali Land sold by the Vendors herein which is delineated in the Map or Plan annexed hereto and thereon bordered in 'Red' lines.

The Annexed Plan is a part of this document.

The conveyed land is butted and bounded as follows :-

ON THE NORTH.....



13.2.90

ON THE NORTH BY

: R. S. Dag No. 3542.

ON THE SOUTH BY

: R. S. Dag No. 3541.

ON THE EAST BY

: ROAD.

ON THE WEST BY

: R. S. Dag No. 3544 and R. S. Dag No. 3553.

Measurement :- North:- 92'-0" feet. South:- 98'-0" feet.
East:- 68'-0" feet. West:- 72'-0" feet.

IN WITNESS WHEREOF the Vendors have signed this Deed of
Sale this the day, month and year first above written.

SIGNED, SEALED and DELIVERED

at _____ in the presence

of :

1. Abdul Gaffar

2. Abdul Wahab

3. Laily Bidi by the Rev
of Nandamangin

4. Dolearyan Bidi by the
Rev of Nandamangin

5. Samma Bidi by the
Rev of Nandamangin

SIGNATURES OF THE VENDORS.

MEMO.....

Abdul Wahab
Abdul Gaffar

1. Md. Jorish Ali
vill - Joudali
Pg. Rajerhat.

2. Fayaz Khan
17/A P. S. Lane Cal 39



Additional District Sub-Station
Richardson (Salt Lake City)
13-2-30

MEMO. OF CONSIDERATION

Paid by Cash - Rs. 90,000/-.

Rs. 90,000-00

(Rupees Ninety thousand only)

WITNESSES :

1. Md. Jorish Ali
vill - Sankali
Po: Rajarhat
2. Fayaz Khan
17/A T S. Lane Cal 39

Drafted & Prepared by :

Ramesh Mukherjee
(RAMESH MUKHERJEE)
Rajarhat, North 24-Parganas.
Licence No. DW XI-24
Cossipore Dam Dam.

1. Abdul Gaffar

2. Abdul Wahab

3. Laily Bibi by the Pen of Nasser Mukherji

4. Golearyan Bibi by the Pen of Nasser Mukherji

5. Sarina Bibi by the Pen of Nasser Mukherji

SIGNATURES OF THE VENDORS.

Read over and explained by me the contents of this document in Bengali Language to the executants No. 3 to 5.

Abdul Gaffar

Typed by :

(D. Chatterjee)
Saha Type Chamber,
2A, Mohanlal Street,
Shyambazar, Calcutta-4.



National District of the National Association of Manufacturers
 Elkhart, Ind. (City)
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 33-46
 443
 460

18.8.70
 National District of the National Association of Manufacturers
 Elkhart, Ind. (City)

SITE PLAN OF R.S. DAG NO-3543 & C.S. DAG NO-5319
AT MOUZA-GOPALPUR, J.L. NO-2, R.S. NO-140.

C.S. KH. NO-1721, R.S. KH. NO-1773, P.S.-RAJARHAT.

DIST-24-PGS.(NORTH), SCALE-16'-0"=1"(INCH)

AREA IN RED BOUND-15-SATAKS OR 9-K-1-CH-9-SFT.(MORE OR L.)

VENDORS:- (1) ABDUL GAFFAR.

(2) ABDUL WAHAB.

(3) LAILY BIBI.

(4) GOLEARJAN BIBI.

(5) SERINA BIBI.

VENDEE:- MD. ROSTAM ALI.

