

NOT DULY STAMPED AS PER  
ACT V. LIE FEES REALISED  
AS PER VALU SET FORTH & KEPT  
PENDING FEES RS

5647

A. D. S. R. & Collector up  
41 of L. R. Act of Barasat

10.0

29 NOV 2001



Handwritten calculations:  
20/000 + 2,86,400 = 4,87,400

STAMP AFFIXED BY

14/8/2001

STAMP SUPERINTENDENT,  
CALCUTTA COLLECTORATE

Certified that duly Stamped area  
paying amount of Stamp  
Duty of Rs 14320/- an assessed

Market value amounting Rs 4,87,400/-

By Gopal Ch. Deb Nath, Rishi Anubinda

Date 14.12.01 vide challan No. M-gran

Draft No. 250859 drawn to 12  
Bank Treasury, Dated 01.12.01

admissible under Rule 21 and also  
u/s 5 (1) of the W & L. R. Act  
1955 duty stamp duty / Does not  
require stamp duty / exempted  
from stamp duty the Indian  
Stamp Act 1899, Schedule 14

A. D. S. R. & Collector up  
41 of L. R. Act of Barasat

No. 23  
Fees Paid 4.50  
258 = w

Ref A 3157/

Additional District Sub-Registrar  
Barasat, North 24-Parganas.

14 DEC 2001

Handwritten notes and calculations:  
250 - 250 = 0  
258  
29 NOV 2001

THIS INDENTURE made this 29th day of November

Two Thousand and One, BETWEEN SRI SUNIT KUMAR MANDAL,  
son of Late Aditya Mandal, by faith Hindu, by occupation  
Business, SMT. SULEKHA MONDAL, wife of Sri Sunit Kumar  
Mandal, by faith Hindu, by occupation House-wife, SMT.  
SWAGATA MONDAL, daughter of Sri Sunit Kumar Mandal, by  
faith Hindu, by occupation Landholder, SMT. ISHITA MONDAL,  
daughter...

Presented for Registration on 29th day of Nov, 2001 of the Additional District Sub-Registry Office, Barasat (North) 24-Parganas of the private residence of Debasan Roy of the Executors / Claimant.



*Debasan Roy*

Additional District Sub-Registry Office, Barasat, North 24-Parganas

29 NOV 2001

*Debasan Roy*

DEBASIS ROY as the  
Constituted Attorney  
of the,

Sunit Kumar Mondal  
Sulekha Mondal  
Sneegata Mondal  
Ishita Mondal  
Amit Mondal



*vt 897*

*Debasan Roy*

By Debasan Roy  
S/o Sudhakar Roy  
of Sat Chhishore  
P.S. - Barasat, Dist. North 24-Parganas  
By Caste - Hindu / Muslim  
By Profession - Service / Business /  
Cultivation / Dead / Other

*as entitled also to  
Sunit Kumar Mondal  
Sulekha Mondal  
Sneegata Mondal  
Ishita Mondal  
Amit Mondal*

*Pratap Kumar Ghosh*

By Pratap Kumar Ghosh  
S/o Advocate  
of Judges Court  
P.S. - Barasat, Dist. North 24-Parganas  
By Caste - Hindu / Muslim  
By Profession - Service / Business /  
Cultivation / Dead / Other

Pratap Kumar Ghosh  
Advocate  
Judges Court  
Aizawl

*[Signature]*

Additional District Sub-Registry Office, Barasat, North 24-Parganas

29 NOV 2001

daughter of Sri Sunit Kumar Mandal, by faith Hindu, by occupation Landholder, and SRI AMIT MONDAL, son of Late Sudhannya Mondal, by faith Hindu, by occupation business, all residing at 'Manali House', Flat No.V-9 and V-10, Narayantala West, P.S. Rajarhat, District:North 24-Parganas, Calcutta-700 059, represented by their Constituted Attorney SRI DEBASHIS ROY, son of Sri Sudhangsu Kumar Roy, by faith Hindu, by occupation Service, residing at 42, Satchasipara Road, Calcutta-700 002 hereinafter jointly referred to as the V E N D O R S (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their and each of their respective heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART :

A N D

SRI GOPAL CHANDRA DEBNATH, son of Late Hari Lal Debnath, by faith Hindu, by occupation Business, residing at Hrisi Arabinda Road, Madhyamgram, P.S. Barasat, Dist. North 24-Parganas, hereinafter referred to as the P U R C H A S E R (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, representatives, nominees and assigns) of the SECOND PART:

A N D

SRI ASHUTOSH DAS, son of Late Upendra Mohan Das, by faith Hindu, by occupation Business, residing at 47/59, Ramkrishna Ghosh Road, Calcutta - 700 050 hereinafter referred to as the CONFIRMING PARTY of the THIRD PART (which expression shall..

shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, representatives, nominees and assigns):

WHEREAS Musst. Amina Bibi and Md. Abkash Ali were the owners of a plot of land under Dag No.952, Mouja Udairajpur, P.S. Barasat, R.S.Khatian No.792, J.L.No.43, R.S.No.6, Touzi No.146, District 24-Parganas North recorded as Bagan land;

AND WHEREAS Sm. Malati Saha, wife of Motilal Saha purchased the said plot of land from the erstwhile owners Musst. Amina Bibi and Abkash Ali by a registered Deed of Conveyance dated 21st May, 1962 recorded in Book No.I, Volume No.53, Pages 253 to 258, Being No.5881 for the year 1962 being a part and parcel of land consisting of about 56 decimal at or for the consideration mentioned therein;

AND WHEREAS the said Sm. Malati Saha, since the date of purchase was in absolute possession of the said property and got her name recorded in records of Madhyamgram Municipality and paid rent and taxes of the said land and constructed various small huts;

AND WHEREAS by a registered Deed of Conveyance dated 23rd May, 1997 and for a valuable consideration mentioned therein the said Sm. Malati Saha sold the said property to the Vendors herein, being under Madhyamgram Municipality, Ward No.9 under Mouja Udairajpur; Dist. North 24-Parganas;

AND...

AND WHEREAS the Vendors hereinafter purchase of the said land took possession of the said land and huts and are still in possession thereof without any interruption and free from all encumbrances and got their respective names mutated in the records of Madhyamgram Municipality and paid rents and taxes thereof;

AND WHEREAS by a registered General Power of Attorney dated 30th March, 2001 recorded in Book No. IV, Volume No. 18, Pages 48 to 51, being No. 1076 for the year 2001, the Vendors herein have nominated constituted and appointed Sri Debashis Roy, son of Sri Sudhangsu Kumar Roy, by faith Hindu, by occupation Service, residing at 42, Satchasipara Road, Calcutta-700 002 as their Constituted Attorney to look after, sign, execute and register Conveyances for and on their behalf in respect of the said property at Madhyamgram;

AND WHEREAS the said Vendors have decided to sell the entire property and accordingly a negotiation was made by and between the Vendors herein and the Purchaser herein through the Confirming Party;

AND WHEREAS the Vendors agreed to sell and the Purchaser has agreed to purchase and the Confirming Party has agreed to confirm the said plot of land together with R.T.S. house of 100 sq.ft. being at Mouja Udairajpur, R.S.Khatian No. 792, Dag No. 952, Being recorded as Bagan land shown in Red border in the Map or Plan annexed hereto and the

purchaser..

Purchaser has agreed to purchase the said land with structures having an area of 4 Cottahs 0 Chittaks and 0 sq.ft. be the same more or less together with R.T.S.covered house of 100 sq.ft. free from all encumbrances, lispens etc. at or for the price of Rs.2,00,000/- (Rupees Two lakhs) only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.2,00,000/- (Rupees Two lakhs) only well and truly paid by the Purchaser to the Vendors at or before the execution of these presents the receipts whereof the Vendors do hereby as well as the receipt hereunder admit and acknowledge and from the same and every part thereof acquit, for ever, discharge, release and exonerate the Purchaser and the Vendors do hereby absolutely grant, convey, transfer, release, assure and confirm unto the Purchaser free from all encumbrances ALL THAT the said land and tile shed house messuage, tenement being Plot No.14 and part of the Dag No.952, R.S.Khatian No.792, J.L.No.43, R.S. No.6, Touzi No.146, Mouja Udairajpur, P.S. Barasat, District : North 24-Parganas measuring about 4 Cottahs more or less more fully described in the Schedule written hereunder and delineated in the Map or Plan annexed hereto in the Red Border OR HOWSOEVER OTHERWISE the said land with structure, messuage, tenement being any part of portion thereof now are or is or at any time heretofore were or was situated tenanted butted bounded called known numbered or distinguished TOGETHER WITH all erection thereon, standing yards, courts,...

Courts, areas, sewers, drains, ways, paths, passages, common and other passages, ground, water, watercourse, fixture and appurtenants whatsoever to the said messuage land hereditaments and premises belonging to known as part and parcel thereof A N D the reversion or reversions, remainder or remainders A N D all that estate right title and interest, claim and demand whatsoever of the Vendors in the said portion or part thereof A N D all muniments evidence of title and writings whatsoever in or any part thereof which now or thereafter shall or may be in custody, possession, power and control of the Vendors which the Vendors can or may procure without any action or suit TOGETHER WITH the benefit of all covenants relating to the said land with structures or any part thereof TO HAVE AND TO HOLD the said land with structures hereby granted conveyed transferred sold assigned and assured or otherwise expressed or intended so to be and unto and to the use of the Purchaser or his heirs, executors, representatives, administrators, nominees and assigns absolutely and for ever free from all encumbrances A N D the Vendors do hereby covenant with the Purchaser that notwithstanding any act deed or thing heretofore done executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said land structures and premises free from all encumbrances, attachments or defects in title whatsoever and that the Vendors have full power and absolute authority to sell, transfer, assign and assure the said premises hereby granted, conveyed, transferred, assigned

and...

and assured unto and to the use of the Purchaser and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, structure and part of the said premises as described in the Schedule and receive the rents, issues and profits thereof and shall also be entitled to sell, mortgage to give on lease or otherwise alienate transfer the said premises hereby conveyed without any interruption claim or demand whatsoever by the Vendors or any person or persons lawfully or equitably claiming from under in trust for them and FURTHER THAT free clear and freely and clearly and absolutely exonerated and discharged or otherwise by and at the cost of the Vendors and their heirs, executors, representatives, administrators, nominees and assigns from or against all encumbrances, charges whatsoever, The Vendors and/or their successors claiming through or under them shall at all times hereinafter at the request and cost of the Purchaser or his heirs, executors, representatives, administrators, nominees and assigns claiming through or under them or in trust do execute or cause to be done or executed all such further acts, deeds and things whatsoever may be reasonably required for further and more perfectly conveying assigning assuring the said land and structures and every part thereof unto and to the use of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land together with R.T.S. structure of about 100 sq.ft. having an area of 4(four) Cottahs....

Cottahs more or less shown in Red border in the Map or Plan annexed hereto and shown as Plot No.14, having common passage of 16' width with right to take gas, electricity, sewer and other amenities being Nazrul Islam Sarani, Dag No.952, R.S.Khatian No.792, R.S.No.6, J.L.No.43, Touzi No.146, Mouja Udairajpur, P.S. Barasat, District: North 24-Parganas under District Registrar Barasat within Ward No.9 of Madhyamgram Municipality or HOWSOEVER OTHERWISE the said hereditament is situated butted and bounded and called described and distinguished in the following manner :

ON THE NORTH : Land under Dag No.953,

ON THE SOUTH : 16' wide common passage,

ON THE EAST : Balance part of Dag No.952, and

ON THE WEST : 16' wide common passage,

IN WITNESS WHEREOF the Vendors do hereto have hereunto set and subscribed their respective hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendors at Calcutta  
in the presence of:

*Debashis Roy*

DEBASHIS ROY as the  
Consolidated Attorney

of the vendors herein *Sunita Kundal*  
*Sulekha Mondal, Swagata Mondal*  
*Sunita Mondal, Amit Kundal*

SIGNATURE OF THE VENDORS

1. *Byamal Kr. Das*  
P.O. Newbarrack Pore  
West Midnapore  
Distt: 29/9/98

2. *Siddharis Acharya*  
54. Simon Rd. Ph. 793204

*Ashu Toshu Das*

SIGNATURE OF THE CONFIRMING PARTY

Received..

R E C E I V E D of and from the withinnamed Purchaser  
a sum of Rs.2,00,000-00 (Rupees Two lakhs) only as and by  
way of full consideration money for the withinmentioned  
property as per Memo below :

MEMO OF CONSIDERATION

₹8 Note of 1000 x 200

Total: Rs.2,00,000-00

(Rupees Two lakhs) only.

Witnesses:

1. Narayan Ch. Debbarma  
Barrackpore.

2. Juhin Kanti Bera  
Michael Nayan Dey B.S.(W)

Drawn by me:

Prof. K. Kumar Ghosh.  
Adress.

Debarshi Roy

DEBARSHI ROY as the  
Constituted Attorney  
of the vendors herein-Sumit Mondal  
Sulekha Mondal

SIGNATURE OF THE VENDORS

Shikha Mondal  
Swagata Mondal  
Amit Mondal



District Registrar  
North 24 Parganas



29 NOV 2001

District Registrar  
North 24 Parganas

20.12.01

Book No. .... 110  
Volume No. .... 108  
Page No. .... 2644  
Being No. ....  
for the year 01

DATED THIS DAY OF 2004.

BETWEEN

SRI SUNIT KUMAR MANDAL & ORS.  
... Vendors

SRI GOPAL CHANDRA DEBNATH  
... Purchaser

A N D

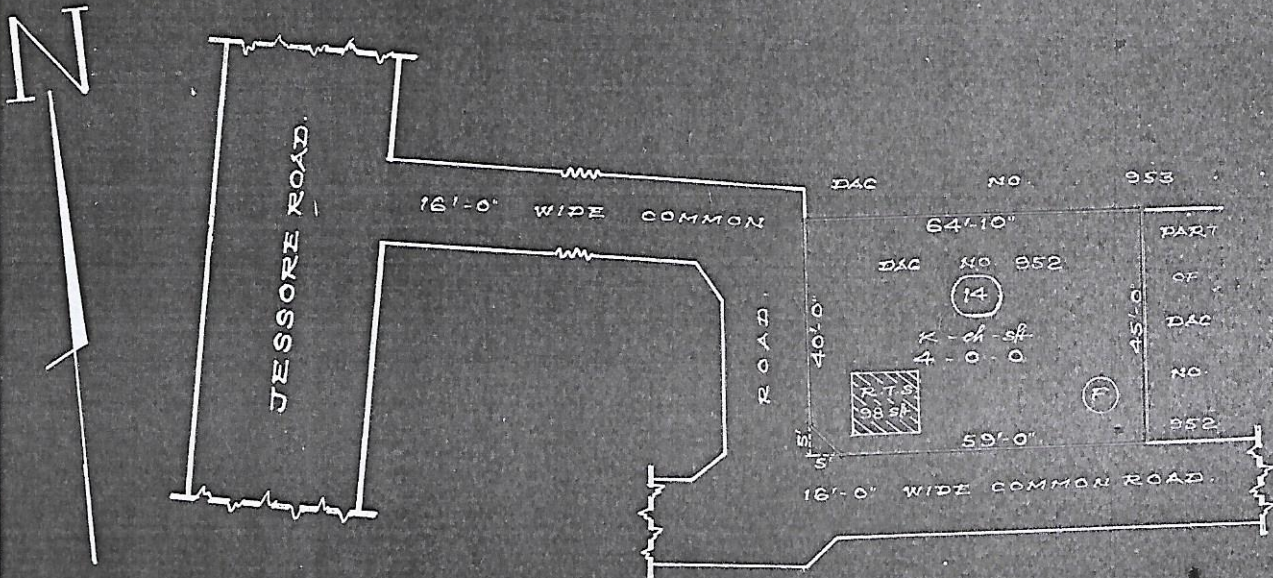
SRI ASHUTOSH DAS      Confirming  
   Party

CONVEYANCE

590  
14/8

SITE PLAN AT PORTION OF R.S. DAC NO.  
952 OF MOUZA UDAYRAJPUR J.L. NO. 43  
R.S. NO. 6 (UNDER MADHYAMGRAM MUNICIPALITY)  
P.S. BARASAT. DIST. NORTH 24 PARCANAS

SCALE - 1" = 30'-0"



SIGNATURE OF VENDOR: \_\_\_\_\_

*Farhaduddin*

SCHEDULE OF LAND:-

PT. NO.	DAC NO.	NAME OF VENDEE.	AREA (More or less) K ch st
14	952		4-0-0

PLAN BY  
*Md. Farhaduddin*  
 11. 8. 2001.  
 VILL & P.O. ABDALPUR  
 P.S. BARASAT.  
 DIST. NORTH 24 PCS.