



= 2 =

R. K. G.
 referred to as the 'V E N D O R' (which term or
 expression shall unless excluded by or repugnant to
 the context shall be deemed to mean and include her
 legal heirs, representatives, successor-in-interest
 agents, nominees and assigns) of the ONE PART.

Contd. p/3.

Sohini Mitra.

1000Rs.



= 3 =

A N D

SRI ANUP BHURA son of Late G. C. Bhura, by

faith Hindu, by occupation business, (Katra

undivided Hindu family), residing at 48A, Badri

Das Street, Police Station

Kolkata- 700 004, hereinafter called and referred

to as the 'P U R C H A S E R' (which term or expre-

Sohunu muta ssion shall unless excluded by or repugnant to the

100Rs.



= 4 =

context shall be deemed to mean and include his
legal heirs, representatives, successor-in-interest,
agents, nominees and assigns) of the OTHER PART.
P.V.96

W H E R E A S one Siddeswar Gangapadhyay
and others were jointly the absolute owners of the
schedule property alongwith other properties,
Gohini mitra lying and situated at Mouza Ramchandrapore,

100Rs.



= 5 =

J.L.no.58, R.S.No.228, Touzi no.114, C.S.Khatian

no.763, within the limits of the Police Station and
Sub-Registrar Sonarpore, District, 24-Parganas.

R.V.66

AND WHEREAS one Sambhu Nath Chattapadhyay
son of Late Sasanka Sekhar Chattapadhyay of Elachi,
Sonarpore, have taken settlement of the above
mentioned property from the rightful owner

Sohini mitra.

contd. p/6.

Siddhartha Gangapadhyay and others and since then he was enjoying the same free from all encumbrances and attachments after mutating his name in the records of Revisional Settlement records of rights and after paying necessary taxes for the said plot of land .

AND WHEREAS on 27th. day of March, 1991, the said Sambhu Nath Chattapadhyay have sold and transferred a portion of his property, measuring about 7(seven) Cottahs 3(three) Chittaks 10(ten) Square feet of land in favour of the Vendor Sohini Mitra, by virtue of a Registered Deed of sale from the office of the Additional District Registrar at Sonarpore, registered in Book No.1, Volume no. 19 Page no. 186 to 190, Being no. 1971, for the year 1991.

contd. p/7.

Sohini Mitra

AND WHEREAS by virtue of the aforesaid purchase the vendor became the absolute owner in respect of 7(seven) Cottahs 3(three) Chittaks 10(ten) Square feet of land, be the same a little more or less, lying and situated at Mouza Ramchandrapore, J.L.no.58, R.S.No.228, Touzi no.114, R.S.Khatian No.763, R.S.Dag Nos.584, 585, within the limits of Bana Hooahly Gram Panchayet-I, Police Station and Additional District Sub-Registrar Sonarpore, District:24+Parganas(South), as an absolute owner in fee simple free from all encumbrances and attachments and till today enjoying the same after mutating her name in the records of the local authority .

Q. V. 96
AND WHEREAS in order to meet her day to day ever increasing demands the vendor have expressed her willingness to sale the schedule property at a total consideration of Rs.1,20,000/- (Rupees one Lakhs and Twenty Thousand) only and the Purchaser have agreed to purchase the schedule property by the aforesaid consideration money free from all encumbrances and attachments.

NOW THIS INDENTURE WITNESSETH: that in pursuance of the said Agreement and in consideration of the sum of Rs.1,20,000/- (Rupees One Lakh and Twenty Thousand) only paid to the Vendor by the Purchaser on or before the execution of this presents, the receipt whereof the Vendor do hereby admit, acknowledge on and from the same and every part thereof acquire, release and discharge the Purchaser and also the said property that the Vendor do hereby grant sell, convey, transfer and assign and assure unto purchaser the said property morefully mentioned and described in the schedule hereunder written and the Map or Plan annexed hereto and thereon border 'R E D' or HOWSOEVER OTHERWISE the said property now heretofore was situated, butted ~~is~~ called, known numbered and distinguished (hereafter the sake of brevity referred to as 'the said property') TOGETHERWITH fence, trees, drains, passages, well, rights, liberties, assessments and appartenants whatsoever to the said property or any part thereof belonging or in anywise appertaining or usually held used co-occupied or acquired therewith or reputed to belong or to be

contd. p/9.

appertaining thereto AND all the deeds, things, paths, muniments and other evidences of title which exclusively relate to the said property and which now are or hereafter shall or may be in the possession custody or power of the Vendor or any person or persons from whom the vendor may procure the same without action or suit TO HAVE AND TO HOLD the said property hereby grant, transferred and conveyed and assigned and assured to or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever AND the vendor for herself and her executors, representatives, administrators and assigns do hereby convey with the purrhaser, his heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any acts, deeds or things by the Vendor made done or executed or knowingly suffered or to the contrary the vendor now have good righfful power and absolute authority to grant sell, transferred, conveyed, assigns and assure the said property free

contd. p/10.

Sohini Mitra

appartenant thereto AND all the deeds, things, paths, muniments and other evidences of title which exclusively relate to the said property and which now are or hereafter shall or may be in the possession custody or power of the Vendor or any person or persons from whom the vendor may procure the same without action or suit TO HAVE AND TO HOLD the said property hereby grant, transferred and conveyed and assigned and assured to or expressed or intended so to be unto and to the use of the Purchaser absolutely and far ever AND the vendor for herslef and her executors, representatives, administrators and assiand do hereby convey with the purrhaser,his heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any acts, deeds or things by the Vendor made done or executed or knowingly suffered or to the contrary the vendor now have good righ~~ef~~ful power and absolute authority to grant sell, transferred, conveyed, assigns and assure the said property free

contd. p/10.

Sohini mitra

from all encumbrances and charges hereby sold the property free from all encumbrances and assured and expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid AND THAT the purchaser shall and may at all times hereafter peaceably possess and the nature of the property permits and enjoy the said property and every part thereof without lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully equitably claiming on under or in trust for the vendor AND THAT the vendor do hereby declare that the vendor have not encumbrances to transfer the said property in any way neither the said property is acquired by any Government or Semi-Government body nor the said property has been notified to be acquired by L.A. Collector under any scheme or any other authority whatsoever and the said property sold hereby are free from all encumbrances AND THAT free and clear and fairly and clearly and absolutely acquired, exonerated discharged and otherwise

contd. p/11.

Sohini mitra

by and at the cost and expenses of the vendors will and sufficiently indemnified the said property or from on against all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor AND FURTHER that the vendor and all persons having lawfully or equitably claiming any Estate or interest in the said property or any part thereof from under or in trust from the said vendor shall and will from time to time and at all times hereafter at the request and cost of the purrhaser or any of the heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds, and things whatsoever and more perfectly assuring the said property and every part thereof unto and to the use of the purrhaser or any of his heirs, executors, representatives, administrators and assigns to the manner aforesaid shall or may be reasonably required.

contd. p/12.

Sohini Mitra

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Revenue paying Danga Land, measuring about 7(seven) Cottahs 3(three) Chittaks 10(ten) Square feet, be the same a little more or less, lying and situated at Mouza Ramchandrapore, J.L.no.58, R.S.No.228, Touzi no.114, Khatian no.763.

<u>Dag Nos.</u>	<u>Areas</u>
585	3 Cottahs 10 Chittaks 00 Square feet
584	3 Cottahs 9 Chittaks 10 Square feet
<u>TOTAL. LAND</u>	<u>7 Cottahs 3 Chittaks 10 Square feet</u>

within the limits of the Bana Hooghly Gram Panchayet-I, Police Station and Additional District Sub-Registrar at Sonarpore, District: 24-Parganas(South), Proportionate Annual rent of Rs.050 is being paid to the Collector 24-Parganas(South).

That the Plan or Map annexed herewith shall be treated as a part of the original Deed .

Sohini Mitra

contd. p/13.

B O U N D A R I E S

ON THE NORTH: LAND OF AMITA BHURA

ON THE SOUTH: TARUN SANGHA

ON THE EAST : PASSAGE

ON THE WEST : PASSAGE

IN WITNESSES WHEREOF the Vendor have set and subscribed
her hand and seal hereunto on the day, month and year
first above written.

WITNESSES:

1. Dr. Rabanne &
Jdgs' Court
Alipore.

Suhini Mitra

Signature of the VENDOR

2. S. K. Ghosh
Post: Taki
VII - Taki
Dist: 24 Parganas
WB

DRAFTED BY ME:

Pratik Kumar Ghosh.

Advocate,
Judges' Court, Alipore,
W.B. B.C. 613/76.

TYPED BY ME:

By arun

MEMO OF CONSIDERATION

RECEIVED sum of Rs.1,20,000/- (Rupees One Lakh and Twenty Thousand) only from the above named Purchaser as a full Consideration money, on the

day of July, in the year Two Thousand and two (2002) pay order no. 044967 dt. 24/8/2002 drawn on Standard Chartered Bank, N. S. Road, Kolkat for Rs. 1,20,000/-

WITNESSES:

1. Dr. Lahiri
ADR.

Sohini Mitra
Signature of the VENDOR

2. S. K. Chakraborty
Post. Taki
Vill. Taki
Dist: 24 Parganas
WB.