

3323

L 3257 2000Rs.



Does not come under the perview
of the (C and R) Act 19 6 as the
Status of land recorded in the R.S.
Record as agricultural/Horticulture

48/10/1986 Order rule 24 and 25
S/S 5(1)-14 of the W.R.L.R Act 1986
Duty Stamp and Extract from does not
require stamp duty under the Indian
Stamp Act 1899 Schedule I. A. No.
23 Prop Paid A 319.00
4.50 Paid in O.P.S Paid

addl. District Sub-Registrar
Biddhannagar, 24-Parganas.

R
83
30.000
A 319.00
J. J. 4.50

THIS INDENTURE made this 30th day of April, One
thousand nine hundred and eighty six. BETWEEN SHRI
KESHAB CHANIRA NAWN son of Shri Ranjit Kumar Nawn,
by faith Hindu, by occupation Business, residing at 5C,
Bethun Row, P.S. Bartola, Calcutta-700006, hereinafter
called and referred to as the SELLER/VENDOR (which
term of expression shall unless excluded by or repugnant
to the context be deemed to include his heirs, adminis-
trators, representatives, executors and assigns) of the

ONE PART A N D MR. KARUKUNNATH ABUBACKER MAKKAR son

Contd. P/2...

Serial No. 1536
Sold to Lam Hoon
Of
Calcutta Collectorate,
Treasury
Dated 19/10/19

Received per registration fee
From the \$6.15 - day of May
to \$8.0 at the Bureau of
(Salt Lake City) Sub-Registry office
by Washburn & Co. nation
~~registered / released / returned~~
authenticated by the
signature of



Keshab Chandra Nayak

addl. District Sub-Registrar
Mehannagar, 24 Parganas,

6912

Keshab Chandra Nayan

Kestel, C. W. Thawm.
 21 275 Banjit Kinn Nawa
 21 275 S. C. B. Thawm. Row. cul. 6
 21 24 275, By Sports Thawm
 Thawm. By Sports Thawm

Polinda Coo Nawa
No. 14 - Kanjit Kun Nawa
of S.C. B. Himbad no 6
St. 24 - Pergana, Dy Costa Hill
Waste by Protection Society

Gobinda Chandra Mookerjee

Addl. District Sub-Registrar,
Bhannagar, 24-Parganas.



-: 2 :-

of late Abubacker ,by faith Muslim,by occupation Business
 residing at 171/C,Lenin Sarani P.S.Bowbazar,Cal-700013,
 hereinafter called and referred to as the PURCHASER/
VENDEE (which terms of expression shall unless excluded
 by or repugnant to the context be deemed to include his
 heirs,executors,administrators,representatives and
 assigns) of the OTHER PART.

Contd.P/3...



- 3 -

WHEREAS the Vendor is absolutely seized and possessed ne
a piece of parcel of Danga Land measuring a little more or nd
less .26 decimals out of which $9\frac{1}{4}$ decimals of Danga land
appertaining to R.S.Dag No.636,R.S.Khatian No.1419 and $7\frac{3}{4}$
decimals of land appertaining to R.S.Dag No.637,R.S.Khatian
No.592, and .04 decimals of Danga land appertaining to Dag
No.R.S.633,Khatian No.1418 , and .05 decimals of Danga land
appertaining to R.S.Dag no.592/1614 R.S.Khatian no.1016 all
of within Mouza Hatiara,under P.S.Rajarhat,within the
limits of Cossipur Dum Dum Sub-Registry at present -

Contd.P/4..



-: 4 :-

Bidhannagore Sub-Registry all of under the J.L.No.14,R.S.
No.188,Collectorate Touzi No.1074,Pargana Kalikata, by
virtue of Purchase at a valuable consideration from 1).

Keshab Mohan Rakshit, and One Mohiuddin Sardar and others
in the year 1973 and 1970 which were registered at office
of the Calcutta Assurance and recorded as Vide Book No.1,
Deed Nos.2125,7281,7282,respectively more fully and -
particularly described in the Schedule A,B,C.& D, respecti-
vely and enjoying the same without any interruption what-
soever in any manner.

AND WHEREAS due to urgent need of money the Vendor

Contd.P/5...



-: 5 :-

declared to sell the aforesaid land mentioned in Schedule-
A,B,C.& D and the Purchaser herein has agreed to purchase
the same at a lum sum consideration of Rs.30,000/- (Rupees ne
Thirty thousand) only free from all encumbrances. nd

NOW THIS INDENTURE WITNESSETH that in pursuance of
the aforesaid agreement and in consideration of the said
sum of Rs.30,000/- (Rupees Thirty thousand) only well and
truely paid to the said Vendor by the Purchaser on/or
before the execution of these presents (the receipt where-
of the Vendor doth hereby acquit release and for ever
discharged the said Purchaser as well as the said land



-: 6 :-

hereby conveyed. The Vendor doth hereby grant, transfer, convey
sell assure and assign to and unto the said Purchaser his
heirs, administrators and assigns the said Danga land measur-
ing .26 decimals more fully described in the Schedule -A,B,C,
& D, hereunder written and delineated in the Sketch map
annexed hereto or Howsoever otherwise the said land and every
part thereof now are or is or heretofore were or was situated,
butted, bounded, called known numbered described or distin-
guished together with all paths and passages, ways, water
water courses, yards, greas, trees shrubs, sewers, drains, common
fences, lights, rights, liberties advantages, benefits, privileges
easements, appendages, appurtenances whatsoever of the said
land belonging to or anywise appertaining to or usually held

enjoyed occupied therewith or reputed to belong or be appurtenant thereto and the rents, issues, profits, thereof and all the estates, rights, title interest, property claims, demands, whatsoever both at law and equity of the Vendor upon the said land and every part thereof and all the deeds, pattahs - muniments of title writings, evidence of title which exclusively release to the said land and or any part thereof which now are or any hereafter shall or may be in the custody power control or possession of the Vendor or any person or persons from whom the said Vendor can or may procure the same without any suit or action TO HAVE AND TO HOLD the said land hereby granted transferred, conveyed, or expressed or intended so to be and every part thereof to and unto and to the use of the said Purchaser absolutely and for ever free from all encumbrances and the Vendor doth hereby covenant with the said Purchaser that NOTwithstanding any act, deed, matter things, by the Vendor made done or executed or knowingly suffered to the contrary the Vendor now has good rightfull and absolute power, control authority and indivisible title to grant, transfer and convey the said land and every part thereof hereby granted and conveyed or intended

so to be unto and to the use of the said Purchaser her heirs, executors, representatives, administrators and assigns in the aforesaid and delivered vacant and peaceful khas possession thereof simultaneously with the execution of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold possess of land enjoy the said land long with all easements and every part thereof on getting his names duly mutated before the appropriate authority or authorities by paying the taxes and rents accordingly without any lawful evictions, interruption claims, demands whatsoever from or by the Vendor or from any person or persons lawfully or equitably claiming from or in and that free and clear - freely and clearly and absolutely acquitted exonerated discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens lispendens whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming any interest in the said land or any part thereof for under or in trust for him shall and will from time to time or at all times at the request and cost of the Purchaser his heirs, executors, representatives administrators, and assigns or successors do and

execute or cause to be done or executed all such acts, things, matters deeds, whatsoever for more perfectly assuring the said land or every part thereof to the Purchaser his heirs, executors, representatives administrators, assigns as shall or may be reasonably required.

SCHEDULE 'A' ABOVE REFERRED TO:

ALL that piece or parcel of land measuring $.9\frac{1}{4}$ decimals situate and lying in Mouza Hatiara P.S. Rajarhat, Sub-Registry, Cossipur Dum Dum, at present Bidhannagore, Collectorate Touzi No. 1074, J.L. No. 14, R.S. No. 188, Khatian No. 1419 Dag no. 636, in the district of 24-Parganas (North) the proportionate annual rent of Rs. 2.06 paise payable to the Collector of 24-Parganas for the state of West Bengal.

SCHEDULE 'B' ABOVE REFERRED TO:

ALL that piece or parcel of Danga land measuring $7\frac{3}{4}$ dec situate and lying in Mouza Hatiara P.S. Rajarhat, Sub-Registry Cossipore Dum Dum, at present Bidhannagore, Collectorate Touz No. 1074, J.L. No. 14, R.S. No. 188 Khatian No. 863, Dag no. 637, in the Dist. 24-Parganas (North) the proportionate annual

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rent of Rs.1.37 paisa payable to the Collector of 24-Parganas,
for the State of West Bengal.

SCHEDULE 'C' ABOVE REFERRED TO:

ALL that piece or parcel of Danga land measuring .04 dec.
out of .6 $\frac{1}{2}$ decimals situate and lying in Mouza Hatiara P.S.
Rajarhat, Sub-Registry Cossipur Dum Dum at present Bidhannagore,
Collectorate Touzi No.1074 J.L.No.14, R.S.No.188, Khatian No.-
1418, Dag No.633 in the District of 24-Parganas (North), the
proportionate annual rent of Rs.0.17 P. payable to the
Collector of 24-Parganas, for the state of West Bengal.

SCHEDULE 'D' ABOVE REFERRED TO:

ALL that piece or parcel of land measuring .05 dec.
situate and lying in Mouza Hatiara P.S. Rajarhat, Sub-Registry
Cossipur Dum Dum at present Bidhannagore Collectorate, Touzi
No.1074 J.L.No.14, R.S.No.188, Khatian No.1416 Dag No.592/1614
in the district of 24-Parganas (North) the proportionate
annual rent of Rs.1.00 payable to the Collector of 24-Parganas
for the State of West Bengal.

Contd. P/11...

-: 11 :-

Total area of land to be sold by this Indenture is .26 decimal
out of 28½ decimals of Danga land.

MEMO OF CONSIDERATION.

Bank Draft- Draft No. BN 413198 dtd. 24.4.86 for Rs. 30,000/-
5

(Rupees Thirty thousand) only drawn in favour of the Vendor
on the State Bank of India, 40, Ezra Street Branch, Calcutta.

Keshab Chandra Nason

IN WITNESS WHEREOF the Vendor hereunto set and subscribe

his hand and seal this the day month and year first above
written.

Keshab Chandra Nason

Signature of the Vendor

Witnesses:-

Typed by me.

(M.M. Basu).

Typist.

Alipore Cr. Court,
Calcutta-700027.

Sd/- Mohiuddin Sardar
Vill. Hattiar

Gobinda Chandra Nason
5C, Bethune Row
Cal-6

Pronab Kumar Nason.
5C, Bethune Row
Cal-6

Drafted and prepared
by me.

Sd/- Abdul Hafiz & Balaram Reddy
Licence No. 1124 Budget Budget



Addl. District Sub-Registrar
Bidhannagar, 24-Parganas.



Addl. District Sub-Registrar
Bidhannagar, 24-Parganas

11/10/82.

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