



Admissible Under Rule 21 & also u/s
6 (1) of W. B. L. R. Act. 1951, duly
Stamped under the Indian Stamp
Act. 1899 Subsequently ammended
Schedule I. A. No. 23
Feed Paid.

A-16391
H 281
MCE-41

12.50/-
7.8.96
MTB/13
7.8.96

58/-
15/-
65/-

Registrar u/s 7 (2)
CONVEYANCE
North 24 Parganas Barasat.

A-19145
A-16391
275/-

12.50/-
7.8.96
MTB/13
7.8.96

8750/-
23

THIS INDENTURE made on this 2nd day of August
One thousand nine hundred and ninety six BETWEEN
SRI GOUTAM BHAR son of Sri Ajoy Chandra Bhar, Hindu, by occupation- Service residing at 7B, Jadu Pandit
Road, P.S. Burtala, Calcutta-700006 hereinafter called the
VENDOR (which expression shall unless excluded by or
congnant to the context be deemed to mean and include his
heirs, executors, administrators representatives and assigns
of the ONE PART.

150000/-
175000/-

1639
A 811
24 28
1874

1,75,000/-
1250/-

contd..p-2
Deficit Rego. Fees Rs 275/-
has been realized on 7.8.96
se per mied. Receipt No. 1175

7/8/96
7/8/96
7/8/96

Serial No. 11371
Sold to Arjun K. Bhawanik Adh.
of Cal - High Court

Calcutta Collectorate,
Treasury

Date 18.8.96

Treasurer



10 5000
50 2500
7500

8-32

Presented for Registration at AM/PM

on the 29th day of August 1996

at the office of the Registrar

by Gautam Bhos one of the

executors

Gautam Bhos

Registrar u/s 7 (2)

North 24 Parganas, Barisal

218486

veis
1069

Gautam Bhos

Arjun K. Bhawanik Adh.
of Cal - High Court

Gautam Bhos

S/o, W/o Hijy Chandras Bhos

of 76, Jagan Kanti Rd.

P.S. Burabur

Dist. Cal-6

By Caste Hindus

By Profession Service

Rajib Bhawanik

S/o, W/o R.C. Bhawanik

of Barisal

P.S. Barisal

Dist. 24 kg str

By Caste Hindus

By Profession Business

x Rajib Bhawanik
80 dt-R.C. Bhawanik
of Barisal
Arjun K.

Registrar u/s 7 (2)
North 24 Parganas, Barisal
218486

500Rs.



- 2 -

A N D

Sri Tapan Patra
✓ ^{KUMAR}
SRI SWAPAN PATRA son of Sri Tapan Patra by faith Hindu,
by occupation Business, residing at Rabindrapally, Krishnapur
P.S. Rajarhat ^{Colony - 70039} in the District of 24 -parganas (North) herein-
after called the "PURCHASER" (which expression shall
shall unless excluded by or repugnant to the context be
deemed to mean and include his heirs, executors, administra-
tors representatives and assigns) of the OTHER PART.

contd..p-3

Serial No. 11371.
Sold to Arjun K. P. Phosani Adv.
of Cal - High Court

Calcutta Collectorate,
Treasury

Date 18. 8. 96

Ar
Treasury

1c	5000
5c	2500
	7500



Registered in 7 (B)
North 24 Parganas District

21/8/96



- 3 -

WHEREAS one Atul Chandra Mondal since deceased in or about the year 1963 and his first wife predeceased him long ago purchased .17 decimal of Danga land being half share share in Mouja Teghoria police station Rajarhat in the district of 24 -parganas North, hereinafter referred to as the ' said land' by a deed of conveyance registered in Book No.I, vol. No.8 pages 14-15 being No.584 the year 1932 of the sub-Registry office Dum Dum and whereas the said land was recorded in revisional settlement in the name of Atul Chandra Mondal in 8 annas share under khatian No.98 dag No.164 touzi No. 191, J.L. No.9 more fully described in the schedule given below:-

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AND WHEREAS on the death of Atul Chandra Mondal his five sons namely Dhirendra Nath Mondal, Kishna Chandra Mondal, Kartick Chandra Mondal, Sachindra Nath Mondal and Montu Chandra Mondal and two daughter namely Panchubala Mondal, Dipali Bala Mondal and only wife Suboda Mondal became the owners of the aforesaid land by virtue of inheritance.

AND WHEREAS while residing and possessing the said land all the legal heirs of Atul Chandra Mondal have recorded their names in the current provisional settlement in the said Dag No.164 under their separate Khatian Nos. Vis Kri-197; Kri-285; Kri-111, Kri-98 ; Kri-409 ; Kri-522 ; Kri-180 and Kri-508 with proportionate lands mentioned and against such each of them in the schedule written hereinafter.

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- 5 -

AND WHEREAS by a deed of conveyance dated 11th day of May 1988 Registered at the office of the sub-Registrar Bidhan Nagar copied in Book No.I, Being No.3692 for the year 1988 Sri Dhirendra Nath Mondal and Seven others sold transferred and conveyed to Gautam Bhar the vendor hherein ALL THAT piece or parcel of land measuring an area 3 cottahs 8 chittacks comprised in R.S.Dag No.164 R.S.Khatian No.98 at Mouza-Teghoria,Kri-Khatian No.197, 265,111,96,409,322,180,808 at Mouza Teghoria P.S.Rajarhat in the District of North 24 - parganas.

AND WHEREAS the vendor herein is thus seized and possessed of and/or well and sufficiently to the said land measuring

contd..p-6



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about 3 cottahs 8 chittacks and his absolute right title and interests to have and to hold the same free from all encumbrances in his absolute right title and interests and in their absolute discretion to sell transfer alienate and dispose of same with 10' wide common passage on the Eastern side of the said land and whereas the purchaser approached the vendor for purchase of the scheme plot no.A measuring about 3 cottahs 8 chittacks hereinafter referred to as the 'said plot' at a price of Rs. 1,50,000/- (Rupees one lakh fifty thousand) only .

AND WHEREAS the vendor has agreed sell the said plot at the said price offered by the purchaser out of the said land

contd..p-7

bordered with 'Red' in the annexed plan made out of the said land morefully described in the schedule hereinafter now this indenture witnesseth that in consideration of the said sum of Rs. 1,50,000/- (Rupees one lakh fifty thousand) only received by the vendors in cash the vendor doth hereby transfer convey sell unto the purchaser the said plot of land TOGETHER WITH all rights as absolute owner thereof with common passage easements appendages appurtenances thereto whatsoever to the said plot of land or any part thereof and all the estate rights title interest use possession and to have and to hold the said plot of land hereby granted sold transferred with all rights unto and to the use of the purchaser absolutely for ever free from all encumbrances and liabilities NOTWITHSTANDING any acts deeds or things the vendor has infeasible right to grant transfer convey sell, assign and assure the said plot of land for the use, enjoyment and possession of the purchaser without any obstructions hindrances evictions interruption claim and demand whatsoever and that freely and clearly and absolutely admitted exonerated discharged and release or otherwise by and at the cost and expenses for the vendors well and sufficiently keep the purchaser harmless and indemnified of and from against all manner and other estate mortgage charges claims demands dispendence costs liabilities and encumbrances whatsoever.

That the vendor and all persons having or claiming any estate right title, interest property claim and demand whatsoever both

contd..p-8

PL-A

at law and equity into or upon the said plot out of the said land hereby granted, sold conveyed transferred assigned and assured or expressed or intended to be or any part thereof through under or in trust for the vendor or any other person or persons as aforesaid shall or will from time to time and at all times hereafter at the request and costs of the purchaser execute or cause to be done and executed necessary assurances or documents more effectually or satisfactorily granting transferring or assuring the said plot of land and every part or parcel thereof unto and to the use of the purchaser as shall or may be reasonably required.

AND THAT THE PURCHASER is assured that the Vendor and all his heirs, executors and administrators and administrators shall at all times hereafter indemnify and keep indemnified the purchaser his heirs, and executors, administrators and assigns against all loss, damages, costs charges and expenses if any suffered by reason of any defect in title of the vendors any breach of the covenants hereunder contained.

THE SCHEDULE OF THE PROPERTY

ALL THAT Piece or parcel of 'Danga' land measuring an area 3(three) cottahs 8(eight) chittacks and being plan plot no. A comprised in R.S. Dag No. 164 under R.S. Khatian No. 98 within the limit of Rajarhat police station. Addl. Dist. sub-Registry office Bidhannagar and according to the settlement record of rights finally published the plot is comprised at pargana- Kalikata Mouza- Teghori, J.L. No. 9 R.S. No. 116 touzi No. 10 in the district of 24 -parganas (North).

Kri-Khatian No.197,265,111,96,409,322,180,508.

The property is butted and bounded as follows;

<u>ON THE NORTH</u>	:	Land of Dinesh Mondal and others.
<u>ON THE SOUTH</u>	:	plot No.'B'.
<u>ON THE EAST</u>	:	10(feet) wide common passage.
<u>ON THE WEST</u>	:	Land of Dulal and Madu Mondal

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day , month and year first above written.

signed,sealed and delivered
at Calcutta in presence of;

1. *Deen & Sons*
2. *Mihir K. Kunder*

Santanu Bhar

signature of the vendor

contd..p-10

MEMO OF CONSIDERATION

paid by... *Cost*

Rs. 1,50,000.00

Rs. 1,50,000.00

(Rupees one lakh fifty thousand only).

witness;

1. *Arun Kumar Bhaumik*
Advocate

2. *Mihir Kumar*
Salt Lake

Jyoti Bha

signature of the vendor

Drafted by;

Arun Kumar Bhaumik
Arun Kumar Bhaumik (Advocate)
63/21, Dum Dum Road, Cal-74.

Page - 4371570 5/1983

Typed by;

T. Das
T. Das, Salt Lake, Cal-91.



Registrar u/s 7(2)
North 24 Parganas, Barasat
208586

BOOK NO. 98
VOLUME NO. 70
PAGE NO. 15488
BENGAL NO. 1996
FOR THE YEAR 1996



Registrar u/s 7(2)
North 24 Parganas, Barasat
208586

SITE PLAN OF LAND

AT MOUZA - TEHARIA, P.S - RAJARHAT, DIST - 24 PARGANAS (N)
R.S. DAG NO - 164 (P), R.S. KHATIAN NO - 98 J.L. NO - 9, R.S. NO - 116

NAME OF VENDOR :- ~~A GUNAM BHAR~~ (C) INDRAJIT SEAL

NAME OF PURCHASER :- ~~A~~ SWAPAN KUMAR PATRA (C) MRS ANIMA PATRA

PLOT NO:-

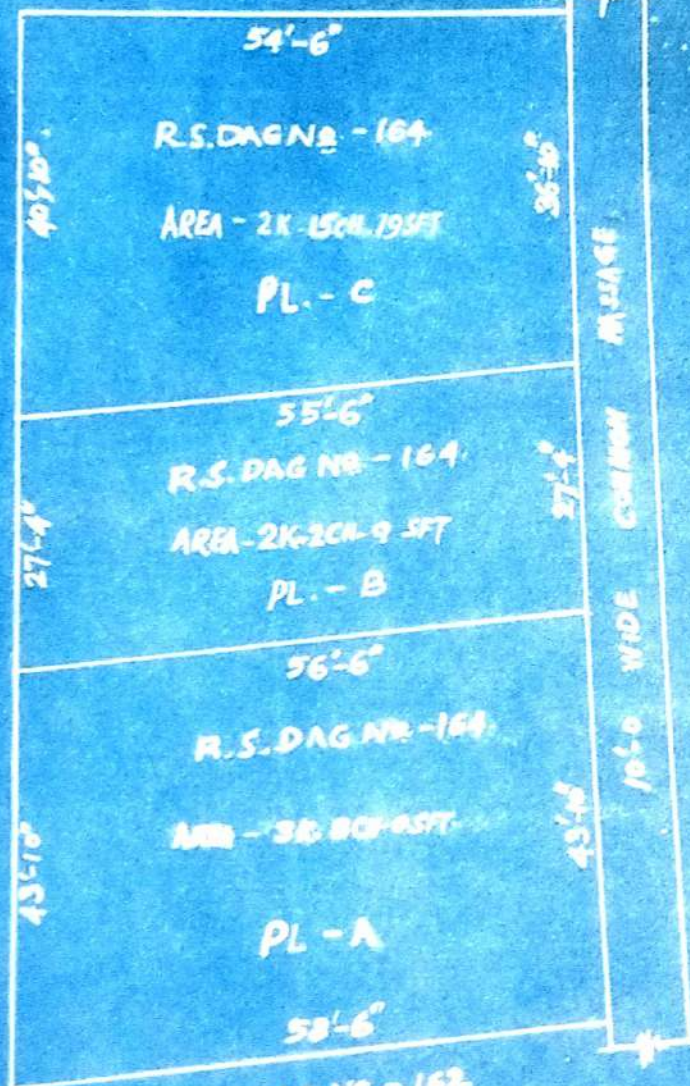
THE PLOT BORDERED BY RED LINE

SCALE - 1" = 20.0'

R.S. DAG NO. - 165



R.S. DAG NO. 164 (P)



SIGNATURE OF VENDOR:-

Indrajit Seal

R.S. DAG NO. - 162

DRAWN BY:-
DANIEL BHATTACHARYA
TEHARIA
CALCUTTA-19

Registrar u/s 7 (2)
North 24 Parganas, Barasat.
20846

Registrar u/s 7 (2)
North 24 Parganas, Barasat.
28-8-96

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FOR THE YEAR 1996