



*Santi-guru
guru Kala*

No- 6440

Special Adhesive Stamp Rs. 5000/-
" " " " 5000/-
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F (2) 5-65
G (a) 5-65
G (b) 16-65
Stamp
P. Fees in Rs. 16-65
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Kala

Record Keeper
Mysore Sadar, Mysore
Tel. 94-22-22

admission number kept in
at 21 and also 155(1) in 1980
West Bengal - 1980
duly stamped and
Stamp Act, 1898 as amended
in 1974 Schedule 1A No. 23
4.50 Process Fee
b CFA

Stamp Affixed by

D. Magble
17.5.89

Stamp Superintendent

Calcutta - Co. No. 10000

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D. G. R. Brahma
Registrar of S. 1 (R)
Cau. 20-10-1989

18.5.89

6584
 B... 15.5.89
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Execution is admitted by
Arpita Ganguly

Jyotish Chandra
of 18, B.C. Roy Road, Dakshinrajat
 District 24-Parganas, P.O. Rajpur
 By Chaitanya Mukherjee
 By Pradip Kumar Student

T.D. No. 6853
 Sd. Arpita Ganguly

Registered for Registration
 1/30. 18.89
 Day of May 1889
 Executed by Arpita Ganguly
 District 24-Parganas, P.O. Rajpur
 By Chaitanya Mukherjee
 By Pradip Kumar Student
 Execution of Claimant under
 Power of attorney No
 of 18. authenticated by
 Sd. Registrar of

Sd. Arpita Ganguly



Sd. R. R. Brahma
 Registrar of D. 24
 Rajpur 24-Parganas
 18.5.89

Identified by
Jyotish Ganguly

Jyotish Chandra
of 18, B.C. Roy Road, Rajpur
 District 24-Parganas, P.O. Rajpur
 By Chaitanya Mukherjee
 By Pradip Kumar Student

Identified by me
Jyotish Ganguly

Sd. R. R. Brahma

1989 =

I - 6440

82. 18.5.89

THIS INDENTURE made this 18th day of *May*
One Thousand Nine Hundred and Eighty-nine **B E T W E E N**
SMT. ARPITA GANGULY daughter of Sri Jyotish Ganguly,
by religion Hindu, by Occupation Student, residing at
18, Dr. B.C.Roy Road, P.O. Dakshin Jaggedal, Rajpur,
24-Parganas (South), hereinafter referred to as the
"VENDOR" (which term or expression unless excluded by
or repugnant to the context shall mean and include her
heirs, executors administrators and legal
representatives) of the ONE PART AND SMT. SANTI GUHA

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wife of Sri Ramaswar Guba, by religion Hindu, by Occupation Business, residing at No. 7, Ganesh Chandra Avenue, Calcutta-700 013, hereinafter referred to as the "PURCHASER" (which term or expression unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART :

WHEREAS the Vendor is the rightful absolute Owner of the properties situated and lying at District South 24 - Parganas, P.S. Sonarpur, Mouja Jagatdal comprised of R.S. Dag No. 3102 and 3103, under Khatian No. 666 and 684/2, being recorded as Bagan that is agricultural land used for the agricultural purpose AND WHEREAS the Vendor is seized and possessed of and is sufficiently entitled to ALL THAT 17 (seventeen) Cottahs of land recorded as Bagan in Dag No. 3102 and 3103, AND WHEREAS the above property originally belonged to Surendra Nath Das Kayal who was a tenant in respect of the said property under the superior landlord Sashi Bhushan Bandopadhyay AND WHEREAS the said Surendra Nath Das Kayal was in actual Khas possession and enjoyment of the said property on payment of rents to the superior Landlord AND WHEREAS the name of said Surendra Nath Das Kayal was recorded as such a tenant in the C.S. Record of rights AND WHEREAS the said Surendra Nath Das Kayal during his life time executed a Deed of Family Settlement on the 15th January, 1957 whereby he settled all his properties including the above property in

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Dwijendra Narayan Das Kayal and Lokendra Narayan Das Kayal being his three sons and the said Deed of Family Settlement was registered in the Sub-Registry Office at Baruipore in its Book No. 1, Volume No. 12, at Pages 24 to 37 and Being No. 216, for the year 1957 and by virtue of such document Surendra Nath Das Kayal relinquished his secular interest in respect of the said property and thereafter at the time of revisional settlement operation the superior Zamindary interest vested in the State of West Bengal by the operation of the West Bengal Estates Acquisition Act, and the above properties were recorded accordingly in the name of the said three sons of Surendra Nath Das Kayal in the R.S. record of rights and they on payment of rents and taxes recorded their names in the State of West Bengal as well as in the Rajpur Municipality and were enjoying the said property AND WHEREAS the said three brothers sold their said property in favour of the one Smt. Aruna Devi by one registered Conveyance dated 20th January, 1961, which was registered in the Sub-Registry Office at Baruipore as being No. 372 for the year 1961 for the consideration therein mentioned.

AND WHEREAS by an Indenture of Conveyance dated the 21st day of September 1961 made between the said Smt. Aruna Devi of the One Part and Smt. Arpita Ganguly the Vendor herein of the Other Part and registered in Book No. 1, Volume No. 345, Pages 47 to 61, Being No. 10790 for the year 1961 at the Office of the District Registrar at Alipore the said Smt. Aruna Devi did for the

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convey assure and assign unto and in favour of the said Vendor. ALL THAT the land hereditaments and premises more particularly described in the Schedule thereunder written including the part or portion described in Schedule "A" hereunder written free from all encumbrances absolutely and for ever.

AND WHEREAS ever since such purchase the Vendor became the rightful absolute owner of the said property and is in actual Khas possession of the said property and has recorded her name in the records of the State of West Bengal and is regularly paying rent and is enjoying the said property as Bagan.

AND WHEREAS the Vendor expressed her desire to sell the said property and the Purchaser coming to know of the same offered to purchase ^{11.43} 29 Kathas of land out of the said total holding of 17 (Seventeen) Cottahs as shown and delineated in the Plan annexed hereto at or for the lump sum price of Rs. 1,29,792/- (Rupees One Lakh Twenty-nine Thousand Seven Hundred and Ninety-two) only.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase and acquire ALL THAT the said property shown in the said plan free from all charges encumbrances liens, lispendens attachments, requisitions acquisitions trusts at and for a consideration of Rs. 1,29,792/- (Rupees One Lakh Twenty-nine Thousand Seven Hundred and Ninety-two) only.

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of Rs. 1,22,792/- (Rupees One Lakh Twenty-nine Thousand and Seven Hundred Ninety-two) only being the full price of the said land containing an area of 11.43 Cottahs be the same a little more or less (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and for ever exonerate the Purchaser and the said land hereby conveyed) the Vendor doth hereby grant, transfer, convey, assign and assure unto and to the Purchaser absolutely and for ever free from all encumbrances and in a vacant condition ALL THAT piece or parcel of Agricultural land recorded as Bagan measuring 11.43 Cottahs comprised in R.S. Dag No. 3102 and 3103, under R.S. Khatian No. 666 and 684/2, Sub-Registry Barulpore now Sonarpur, Pargana Magura, Touji Nos. 47, 49, 63, 64 and 68, R.S. No. 233, J.L. No. 71, Mouja Jagatdal more particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said lands, hereditaments and premises or any part thereof now are or is or heretofore were was situated, tenanted, bounded, called, known, numbered, described or distinguished together with free and unrestricted liberty rights and benefits of common passages and ways and all rights of easements for passages for drains, water taps pipes for filtered and unfiltered water connections, electric coils and cables, telephones and gas and all other usual rights to enter upon under and along the said passage and/or any other roads and the right of obtaining water connection from the water mains of the Municipality and Electric Company and all the benefit of Electric Light and connections through the said passage and all other benefits and amenities provided and/or

as may be provided in future and all trees, fences, hedges, ditches, ways, walls, courtyards, paths, passages, sewers, drains water, watercourses, light and all manner of rights, liberties, privileges, easements and appurtenances whatsoever to the said land, hereditaments and premises belonging or in any wise appertaining thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto A E D the reversion and reversions remainder and remainders rents issues and profits thereof and of every part thereof A E D all the estates, right, title, interest, claims or demands whatsoever both at law or in equity of the Vendor unto and upon the said land hereditaments and premises or any part thereof TOGETHER WITH all deeds, pathas, muniments of title whatsoever in anywise relating to or concerning the said lands, hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession or control of the Vendor or any other person or persons from whom she may procure the same without any motion in law or in equity AND ALL rights and advantages of the Vendor by and under the covenant for production of the relevant title deeds relating to this piece of land and TO HAVE AND TO HOLD the said lands, hereditaments and premises hereby granted, conveyed, transferred and assured or expressed and intended so to be including the right of way etc, as stated above unto and to the use of the Purchaser absolutely and for ever and free from all encumbrances and in a vacant condition A E D the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor or by any of her predecessors in title done or knowingly suffered to the contrary the

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Vendor has good right, full power and absolute authority to grant, convey, transfer and assure the said land, hereditaments and premises hereby granted or expressed as to be unto and to the use of the Purchaser in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter and peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her or under any of her predecessors in title, AND THAT free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner of claims charges, liens, debts, attachments and incumbrances whatsoever more or suffered by the Vendor or any of her predecessor in title or any person or persons lawfully or equitably claiming as aforesaid AND WHEREAS the Vendor covenants to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever AND FURTHER that the Vendor and all persons having or equitably claiming any estate or interest in the said land, hereditament and premises or any part thereof from under or in trust for the Vendor or from or under any of her successors or predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for and to the use of the

thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required **A & P** the Vendor shall and will at all times and from time to time hereafter at every reasonable request and at the costs of the Purchaser or any other person or persons whom the Purchaser may authorize produce or cause to be produced at any Offices, Courts or commission for examination of witnesses or otherwise as occasion may require all or any of her documents of title papers and writings relating to the property hereby granted and conveyed more particularly described in the Schedule below in satisfaction or support of title of the Purchaser of to and in the said land, hereditaments and premises hereby conveyed and transferred or expressed or intended so to be or any part thereof and also at the like request and costs of the Purchaser deliver or cause to be delivered unto the Purchaser such attested or other copies or abstracts of and from the said records and writings or any of them in her possession or power as the Purchaser may require and shall and will in the mean time unless prevented by fire or from other inevitable accident keep the said deeds and writings safe undeteriorated and unobliterated.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of vacant land measuring more or less 11.43 Cottahs out of 17 (Seventeen) Cottahs of agricultuaral land being recorded as Bagan situate and lying at District South 24-Parganas, Sub-Registry formerly Baruipore now Sonarpur, P.S. Sonarpur, Parganas

No. 232, J.L. No. 71, Mouja Jagatdal comprised of R.S. Dag No. 3102 and 3103, under R.S. Khatian No. 686 and 684/2. The above property is now situated within the area of Rajpur Municipality. Proportionate rent of Rs. 2.50 (Rupees Two and Paise fifty) only was originally assessed and became payable to the Collector, 24-Parganas on behalf of the State of West Bengal in respect of the said entire holding of 17 (Seventeen) Cottahs and a small and fragmented part thereof as may hereafter be assessed and determined as rent for the Conveyed land will be payable by the Purchaser.

The property hereby conveyed is a part of the land sold under the said Conveyance dated the 21st September, 1981 and shown as Plot "p" in the Plan annexed thereto and the part now being sold and transferred hereunder is fully shown and delineated in Colour "GREEN" in the Plan or Map annexed hereto and butted and bounded in the manner following :-

merely used as agricultural purpose.

ON THE NORTH :- By Public Road and Plot No. 'B'.

ON THE SOUTH :- By Plot No. 'C'.

ON THE EAST :- By Public Road.

ON THE WEST :- By land Dag No. 3105 & 3106.
By unsold Portion of Plot 'D'.

BY MYSELF HERSELF the Vendor hereto sets and subscribed her hand the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Calcutta
in the presence of :-

1. Ramswar Gula
7, Ganesh Ch. Avenue.
Calcutta - 13.

2. Arpita Bhanguly.

1. Bhanguly

"VENDOR"

18 St. George's Road.
P.O. - Buxteh Jaganlal.
24 fangs - 743379

RECEIVED of and from the
within named Purchaser the within
mentioned sum of Rs. 1,29,792/-
(Rupees One Lakh Twenty-nine
Thousand Seven Hundred and Ninety
two) only being the full
consideration money payable by
the Purchaser to me as per memo
below :-

Rs. 1,29,792/-

(Rupees One Lakh Twenty-nine Thousand
Seven Hundred and Ninety-two) only.

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MEMO OF CONSIDERATION

Paid Rs 1,29,792/- (Rupees One Lakh Twenty-nine Thousand Seven Hundred Ninety-two) only vide Pay-Order No. 437/89, dated 10th May, 1989, on Bank of Maharashtra, Ganesh Chandra Avenue Branch, Calcutta - 700 013.

D. Asmita Ganguly
"VENDOR"

WITNESSES:-

1. Rameswar Chakraborty
7, Ganesh ch. Avenue.
Calcutta - 13.

2. D. Ganguly
18 Dr. B. C. Roy Road.
P.O. Dakshin Jagatdal
24 Pangs, 743379.

A. Chandra Shekhar Das

D. Ganguly
Solicitor & Advocate.
Drafted by me

6, Old Post Office Street, Calcutta - 700013.

Copied & ready
Sutapa Mahasani
13.6.89

Responsible
Anita Mahabozty
13.6.89

Certified to be a true &
of the original document
yet to be filed.

ORIGINAL TO BE A TRUE COPY

[Signature]
Sd/-
Sd/- District Sub-Registrar
Muz (Records) 24-Parmanu South

[Signature]

