

South 24 – Parganas, Kolkata – 700 059, West Bengal, particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the “**SAID PROPERTY**” at or for the total consideration of **Rs. 20,62,660/- (Rupees Twenty Lakh Sixty Two Thousand Six Hundred Sixty)** only free from all encumbrances, liens, lispendens, charges, attachments, claims and demands in any manner whatsoever. The sold land shown on the annexed site plan or map marked by **Red Border**.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendors herein doth hereby assure and represent to the Purchasers as follows:-

- a) **THAT** the Vendors **have** a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.

- c) **THAT** excepting the Vendors and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** the Vendors **are** legally competent to transfer the said Property and every part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendors **have** been served with any notice of acquisition or requisition in respect of the said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendors in respect of the said Property or any part thereof.
- g) **THAT** the Vendors **have** not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor **have** created any interest or right of the Third Party into and upon the said Property or any part thereof.
- h) **THAT** the Vendors **have** not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.

- i) **THAT** there is no Bargadar and / or any other occupier on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any 'Debutter' or 'Wakf' and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendors herein and believing the same to be true and acting on good faith the Purchasers herein **have** agreed to Purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 20,62,660/-** (**Rupees Twenty Lakh Sixty Two Thousand Six Hundred Sixty**) paid by the Purchaser to the Vendors at or before the execution of these presents, the receipt whereof the ~~Vendors~~ doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same

and every part thereof forever acquit, release and discharge the Purchaser, his heirs, executors, administrators, representative and assigns and every one of them and also the said Property, the Vendors as the absolute Owner of the said Property doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, his heirs, executors, administrators, representatives and assigns free from all encumbrances, attachments and other defects in title **ALL THAT 4.694** Decimals out of **65 Decimals**, be the same a little more or less, comprising in corresponding to **R.S. and L.R. Dag No. 557**, under L.R. Khatian No. - 456, 526, 613 and 1446 lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet in the District of South 24 - Parganas, Kolkata - 700 059, West Bengal, be the same a little more or less comprised of the said Property particularly mentioned and described in the Schedule hereunder written OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH all trees, fences, hedges, ditches, ways, water,

watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, ~~their~~ heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and

appurtenances unto and in favour of the Purchaser his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents AND the Vendors herein doth hereby for , **themselves, their** heirs, executors, administrators, representatives and assigns covenant with the Purchaser, his heirs, executors, administrators, representatives and assigns that notwithstanding any act, deed or thing whatsoever by the Vendors herein done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and now **have** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, his heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part

thereof with the absolute right to sell, mortgage, let out, lease out or transfer or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for **them** 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 Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendors's title in the said Property made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or law -fully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for **them**, the Vendors herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and

executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendors, **their** heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs, executors, administrators, representatives and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinabove contained and **THIS INDENTURE FURTHER WITNESSETH** that the peaceful physical possession of the said Property and every part thereof is being handed over by the Vendors unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot situated at Mouza- **Jotbhim**, J.L. 03, A.D.S.R.Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet in the District of South 24 – Parganas.

L.R. Khatian No. 456 (Recorded Owner –Malina Gain (Vendor No. 2 herein)

1. Measuring an area of **1.969 Decimals** out of **5.907 Decimals** out of **65 Decimals** recorded as "**Bastu**" in R.S /L.R. Dag No. 557, out of which 0.9845 decimals will get the Purchaser No. (1) **ABDUS SAMAD** and 0.9845 decimals got the Purchaser No. (2) **SAHANAJ PARVIN**.

L.R. Khatian No. 613 (Recorded Owner – Sandhya Mondal (Vendor No. 3 herein)

2. Measuring an area of **1.969 Decimals** out of **5.907 Decimals** out of **65 Decimals** recorded as "**Bastu**" in R.S /L.R. Dag No. 557, out of

which 0.9845 decimals will get the Purchaser No. (1) **ABDUS SAMAD** and 0.9845 decimals got the Purchaser No. (2) **SAHANAJ PARVIN**.

L.R. Khatian No. 526 (Recorded Owner – Rani Bala Naskar)

3. Measuring an area of **0.394 Decimals** out of **1.182 Decimals** out of **65 Decimals** recorded as “**Bastu**” in **R.S /L.R. Dag No. 557**, out of which 0.197 decimals will get the Purchaser No. (1) **ABDUS SAMAD** and 0.197 decimals got the Purchaser No. (2) **SAHANAJ PARVIN**.

L.R. Khatian No. 1446 (Recorded Owner – Goutam Naskar)
(Vendor No. 1 herein)

4. Measuring an area of **0.362 Decimals** out of **1.086 Decimals** out of **65 Decimals** recorded as “**Bastu**” in **R.S /L.R. Dag No. 557**, out of which 0.181 decimals will get the Purchaser No. (1) **ABDUS SAMAD** and 0.181 decimals got the Purchaser No. (2) **SAHANAJ PARVIN**.

Purchased Area Of Purchaser No. (1) Abdus Samad:-

R.S & L.R Dag No.	L.R Khatia n No.	Seller Name	Total Land	Saleable Land	Natur e
557	456	Malina Gain	5.907	0.9845 Decs.	record ed as "Bastu "
557	613	Sandhya Mondal	5.907	0.9845 Decs.	record ed as "Bastu "
557	526	Malina Gain and Sandhya Mondal	1.182	0.197 Decs.	record ed as "Bastu "
557	1446	Goutam Naskar	1.086	0.181 Decs.	record ed as "Bastu "

Total 2.347 Decimal.**Purchased Area Of Purchaser No. (2) Sahanaj Parvin:-**

R.S & L.R Dag No.	L.R Khatia n No.	Seller Name	Total Land	Saleable Land	Natur e
557	456	Malina Gain	5.907	0.9845 Decs.	record ed as "Bastu "
557	613	Sandhya Mondal	5.907	0.9845 Decs.	record