

9703

8440

3000Rs



8/6/93
 10/6/93
 4275



अनुसूचित-उप-रक्षक
 अधिनियम, 1947
 W. B. L. & A. 1947
 अधिनियम under the Indian
 अधिनियम 1947 & अधिनियम 1947
 अधिनियम 1947 अधिनियम 1947
 अधिनियम 1947 अधिनियम 1947
 अधिनियम 1947 अधिनियम 1947

STAMP AFFIXED BY
 18/6/93
 STAMP SO. 3000
 CALCUTTA COLLECTORATE

Handwritten signature and initials.

B-1328
 9 55
 10/6/93
 1104

DEED OF CONVEYANCE

Stamp 18/6/93
 18, 6, 93

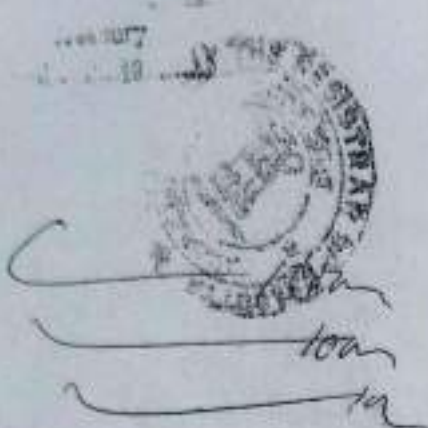
THIS DEED OF CONVEYANCE made on this the 18th day
 of June, One Thousand Nine Hundred and Ninety-three

Between

(1) Sri Sudhir Kundu and (2) Sri Pradip Kundu,
 both sons of Late Harihar Kundu, by faith Hindu, by
 occupation business, at present residing at C/o. Sri Munish
 Pal, Gobinda Nilas, Jyanyia Police Station
 Rajarhat, District 24 Parganas (North), Calcutta-
 700059, hereinafter called and referred to as the
 Cobtd.....

Contd

5150
 11.
 11.
 11.



16010 Presented for Registration at 12/10/93
 the Calcutta Registration Office
 on the 19th day of June 1993
 Sudhir Kunder
 Proprietor of the Calcutta Office

1.
 2.
 3.
 4.
 5.
 6.
 7.
 8.
 9.
 10.

Sudhir Kunder

4553



Sudhir Kunder.

Chittabayan Das
 Advocate High Court
 Cal.

1. Pradip Kunder.

4554



19.6.93

85, Baithak Khana Road,
 Calcutta-700009.



-2-

"VENDORS" which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns of the One Part.

A N D

Sri Tuhin Kanti Basak, son of Sri Nitai Sundar Basak, by faith Hindu, by occupation service, at present residing at 17, Murari Pukur Road, Govt. L.I.G. Housing Estate, Flat No. 7, Block - B, Calcutta-700067, hereinafter called and referred to as the "PURCHASER" which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns of the Other Part.

Contd.....3.



-3-

Whereas one Anath Bandhu Aich by a Deed of Bengali Kobala dated 15th March, 1956, registered in Cossipore Dum Dum Sub-Registry Office in Book No. I, Volume No. 26, Pages 125 to 129, being No. 2424 for the year 1956 purchased from Radhe Ramen Pal, the land in Dag No. 610 of Khatian No. 136 and constructed dwelling house thereon and after the date of said Anath Bandhu Aich his legal heirs by a Deed of Partition dated 18th July, 1984 registered in the Office of the Additional District Registrar at Barasat in Book No. I, Volume No. 16 at Pages 109 to 127 being No. 2481 for the year 1984 and in the Partition Plan annexed to the said Partition Deed, the Partition Plan Plot No. C-8 in Schedule "Chha" containing one Cottah, eight Chittaks and fortyone square feet was allotted to Smt. Latika Das alias Maleti Das, daughter of Late Anath Bandhu Aich and wife of Nani Gopal Das.

Contd.....4.



-4-

And whereas by a registered Deed of Bengali

Kobala dated 26th July, 1985 (equivalent to 10th Sraban, 1392 B.S.) registered on 26th July, 1985 in the Office of the Additional District Sub-Registrar, Bidhan Nagar (Salt Lake City), in Book No. 1, Volume No. 106.F at pages 353 to 360 being No. 5667 for the year 1985, the Vendors for valuable consideration mentioned therein purchased from Smt. Latika Das alias Malati Das all that land measuring one cottah eight chittaks and fortyone square feet (being demarcated Plot No. C-8 in the Partition Plan annexed to registered Partition Deed dated 18th July, 1984) of Dag . No. $\frac{591}{913}$ (Old Dag No. 610) of Khatian No. 189 (Old Khatian No. 136) of Mouza Tegharia village, Pargana Calcutta, J.L. No. 9, R.S. No. 116, Touzi No. 1074, P.S. Rajarhat, within Gopalpur-Arjunpur No. 2 Gram Panchayet under Rajarhat Panchayet Samity, District North 24-Parganas together with homestead dwelling house thereon and all rights in four feet wide common passage on the south and all other easement rights fully and particularly described in the Schedule

Contd.....5.



-5-

below and were in absolute khas possession of the same.

And whereas the Vendors are thus absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property described in the Schedule below and have good and absolute right and full power to sell the said property free from all encumbrances whatsoever.

And whereas by an Agreement for Sale dated 28th March, 1993 made between the Vendors and the Purchaser, the Vendors on receipt of earnest and part consideration money of Rs. 20,000/- (Rupees twenty thousand only) have agreed to absolutely sell the property described in the Schedule below to the Purchaser at a price and consideration of Rs.1,21,000/- (Rupees one lakh and twentyone thousand) only, free from all encumbrances.

Now This Indenture Witnesses that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,21,000/- (Rupees one lakh and twentyone thousand) only paid by the Purchaser to the Vendors at or before the

Cobtd.....6.



-6-

execution of these presents (the receipt whereof the Vendors doth hereby and under the receipt hereunder written admit and acknowledge and of and from the same and every part thereof they acquit, release and discharge the Purchaser) They the Vendors doth hereby by these presents indefeasibly and absolutely grant convey sell transfer, assign and assure unto the Purchaser free from all encumbrances, charges liens lispendens and attachments ALL THAT piece and parcel of land measuring one cottah, eight chittaks and fortyone square feet (being demarcated Plot No. C-8 in the Partition Plan annexed to the registered Partition Deed dated 18th July, 1984) of Dag No. ⁵⁹¹/₆₁₃ (Old Dag No. 610) of Khatian No. 189 (Old Khatian No. 136) of Mouza Tegharis Village, Pargana Calcutta, J.L. No. 9, R.S. No. 16, Touzi No. 1074, Police Station Rajerhat, District North 24-Parganas, Calcutta-700059 together with homestead dwelling house thereon and all rights in four feet wide common passage on the south and all other easement rights fully and particularly described in the Schedule hereunder

Contd.....7.



-7-

written or howsoever otherwise the same and every part thereof now is or at any time hereto-before was or were situate at butted and bounded called and known numbered described or distinguished together with all buildings walls fixtures and erections of every kind and all legal incidents thereof and all yards ways paths passages drains sewers water water-courses rights lights ancient lights liberties easements privileges advantages and appurtenances whatsoever to the said messuage land hereditaments and premises or any part thereof belonging or in anywise appertaining or usually held used occupied or enjoyed therewith or deemed or reputed to belong or be appurtenant thereto And All the Estate right title interest property claim and demand whatsoever both at law and in equity of the Vendors into or upon the said messuage land hereditaments tenement dwelling house and premises hereby conveyed and every part thereof To Have and To Hold the same unto and to the use of the Purchaser his heirs, successors, executors, administrators, representatives and assigns absolute and For Ever free from all encumbrances and claims of the Vendors or their predecessors-in-title and the Vendors doth hereby covenant with the Purchaser that the Vendors are absolutely seized and possessed of the said messuage tenement dwelling house land hereditaments and premises hereby conveyed

Contd.....8.

free from all encumbrances And That notwithstanding any act deed or thing by the Vendors or their predecessors-in-title done executed or knowingly suffered to the contrary the Vendors have good right title and interest and full power and absolute authority to grant sell convey and transfer the said property hereby transferred sold conveyed or expressed or intended so to be is free from all encumbrances attachments liens lienspendens or charge whatsoever and that the Purchaser shall and will at all times hereafter peaceably and quietly possess and enjoy the said premises hereditaments and tenement absolutely without any lawful interruption claim or demand whatsoever from or by the Vendors or any person or persons claiming through them or in trust for them or their predecessor-in-title or interest free and clear of all manner of claims, charges, liens, attachments, encumbrances whatsoever made or suffered by the Vendors or their predecessor-in-title or any person or persons lawfully or equitably claiming any interest or estate in the said property or any part thereof and further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest in the said property or any part thereof from or under or in trust for the Vendors or their predecessor-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser his heirs successors executors administrators representatives and assigns produce all documents relating to the property if any and do and execute or cause to be done or executed all such acts, deeds, things and matters whatsoever for further and better end more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser his heirs successors executors administrators representatives and assigns in the manner aforesaid as shall or may reasonably be required and the Vendors and all persons

Contd.....9.

claiming as aforesaid shall and will from time to time and at all times hereafter save harmless and keep indemnified the Purchaser his heirs successors executors administrators representatives and assigns from and against all actions claims demands whatsoever in respect of the said property hereby sold by these presents.

SCHEDULE OF PROPERTY :

✓ 050255

All That piece and parcel of land measuring one cottah, eight chittaks and fortyone square feet (being demarcated Plot No. C-8 in the Partition Plan annexed to registered Partition Deed dated 18th July, 1984) in Dag No. ⁵⁹¹/₆₁₃ ✓ (Old Dag No. 610) of Khatian No. 189 (Old Khatian No. 136) of Moura Tegharis village, Parganas Calcutta, J.L. No. 9, R.S. No. 116, Touzi No. 1074, Police Station Rajarhat, within Gopalpur-Arjunpur No. 2 Gram Panchayet under Rajarhat Panchayet Samity, Sub-Registry Office Bidhan Nagar (Salt Lake City), District North 24-Parganas, Calcutta-700059, together with homestead dwelling house thereon and all rights in four feet wide common passage on the south and all other easements rights and butted and bounded as follows :

- On the North - Land of Mintu Saha and house of Gopal Chatterjee;
- On the South - 4' ft. wide common passage;
- On the East - Premises No. TG-2/18, Tegharis (Kulupukur) of Vendors,
- On the West - Premises No. TG-2/18/C, Tegharis (Kulupukur) of Bhabani Biswas.

Contd.....10.

3760
1946



REGISTERED 1946
GOVERNMENT OF CALCUTTA

In witness whereof the Vendors hereto have hereto signed and subscribed their respective hands and seal on the day, month and year first above written.

Signed, sealed and
delivered in the
presence of witnesses :

1. Apu Kundu
52/1 Jangam Road
Calcutta-74
2. Gitan Ranjan Das
Adwait
85, Baitalik Chann Road,
Calcutta-700009.

1. Sudhir Kundu.

2. Pradip Kundu.

VENDORS

Memo of consideration :

Received from the within-named Purchaser the within-mentioned sum of Rs. 1,21,000/- (Rupees one lakh and twentyone thousand) only as full and final payment of the price and consideration money.

- | | | |
|--|-----|----------------|
| 1) By two A/c Payee Cheques dated 28.3.1993 of Rs. 10,000/- each of Allahabad Bank, Kankurgachi Branch, Calcutta-700054. | ... | Rs. 20,000/- |
| 2) By A/c Payee Cheque issued by B.D.F.C., Calcutta on Central Bank of India, Calcutta Main Branch. | ... | Rs. 1,01,000/- |
| Total : | | Rs. 1,21,000/- |

(Rupees one lakh and twentyone thousand only)

Witnesses :-
Apu Kundu
Gitan Ranjan Das Adwait

Sudhir Kundu.
Pradip Kundu.



1
RECEIVED
JAN 17 1964
U.S. DEPT. OF JUSTICE

Register No. 18440
Volume No. 185
Page No. 174 to 175
Being No. 1748
for the year 1793

Dated, the 18th day of June, 1993.

CONVEYANCE

Between

1. Sri Sudhir Kundu
 2. Sri Pradip Kundu
- (VENDORS)

And

Sri Tuhin Kanti Basak
(PURCHASER)

Mr. Chitta Ranjan Das, M.A., LL.B.
Advocate, High Court,
85, Balitak Khana Road,
Calcutta-700009.