



Admissible under Regn. Ruler

It and also u/s 201 of the
West Bengal L.R. Act 1933, duly
Stamped & duly
duly

and

and

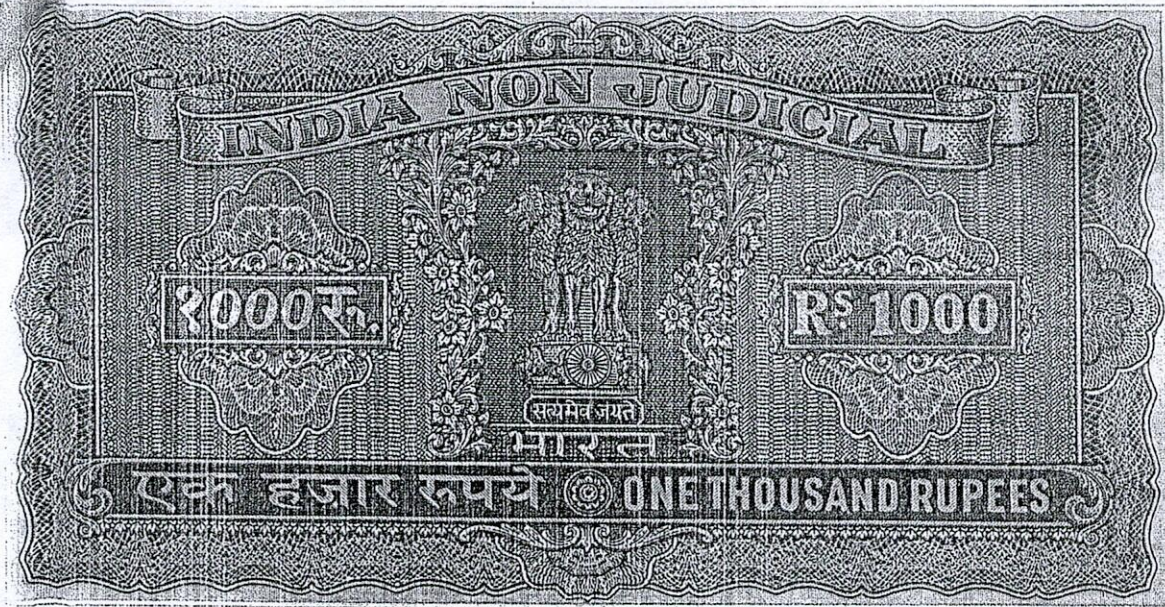
Pro. & L.

Valid in C. P. S.

Sub-Register IV

THIS INDENTURE made this 27-2-97

February, 1997, BETWEEN 1) SRI BIBHUTI BHUSAN MONDAL,
2) SRI BIPOD LAKSH MONDAL, 3) SRI PRATAP KUMAR MONDAL,
all sons of late Lakshmi Ramo Mondal, by S. K. Mondal
the wife of late S. K. Mondal, all residing
at Carda Mondalpara, P.S. Kasba, Calcutta-78, the vendor
nos. 1 to 4 are represented by the vendor nos. 5 & 6 (self)
by a registered power of attorney vide book no. IV, vol.
no. 1, pages 287 to 290, deed no. 47, for the year 1996.



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registered in the office of D.R. Alipore, hereinafter jointly called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to include some of their heirs, executors, administrators, representatives and assigns) of the ONE PART; AND SHI SADDHAN ULWAN son of late Santosh kumar Biswas, by faith hindu, occupation Business, residing at vill. & P.O. Garapota, dist. Nadia, P.S. Hansh Khali, hereinafter called the PURCHASER (which 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:

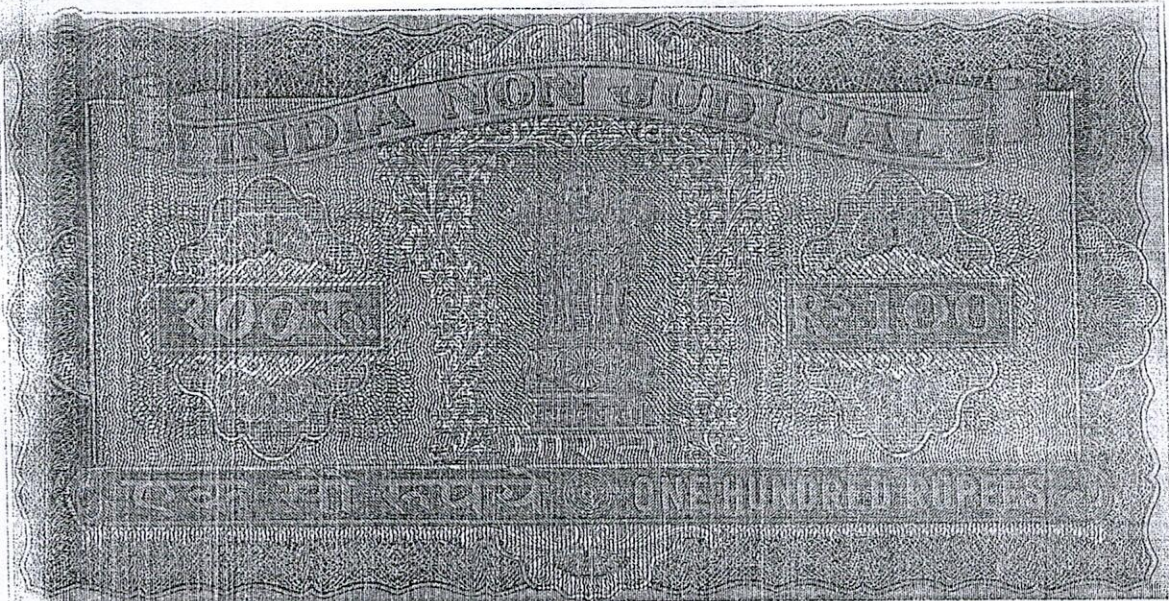


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AND WHEREAS Originally Lakshmikanta Mondal was the recorded owner of land measuring 3.36 acres of bill land under Dag no. 20, Khafan 22-24, Mouja Chhondapur, P.O. 12, P.S. 12, in the Taluk 12, pargana Khaspur, P.O. 12, P.S. 12, in the district south 24-parganas.

AND WHEREAS after becoming the owner the said Lakshmikanta Mondal was seized and possessed the said land and his name was recorded in the West Bengal Revisional Settlement.

AND WHEREAS the said Lakshmikanta Mondal died intestate leaving behind his present vendors of this deed as his legal heirs and successors for the above mentioned property left by him.



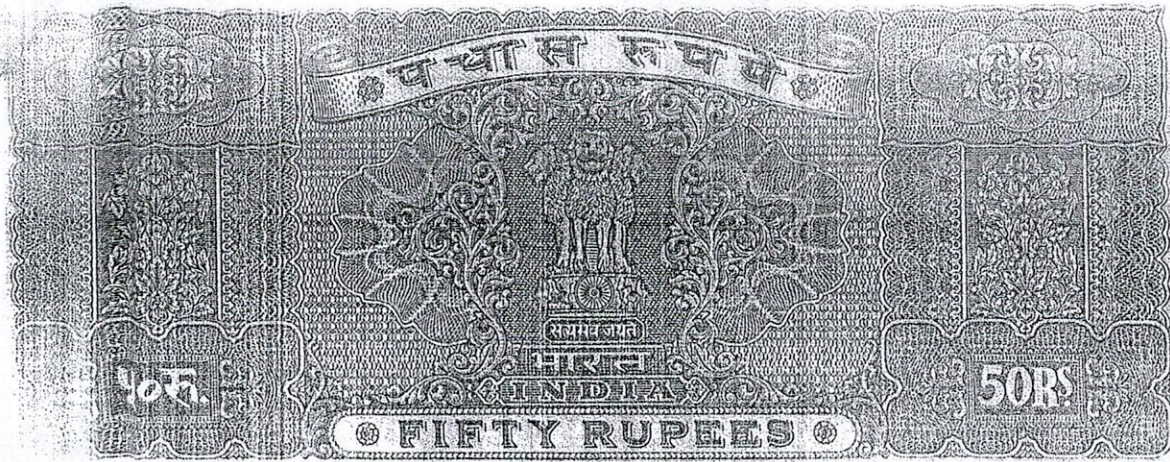
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AND WHEREAS after becoming the present vendors now in peaceful possession and enjoyment the said property by payment rent and taxes.

AND WHEREAS the vendors have agreed with the purchaser for the absolute sale to the plot of land measuring more or less 2 kottaks 4 chittaks 3 sft. i.e. 1623 sq. ft. under doc no. 20, Whatian no. 24, plot no. WA-29, fully described in the schedule hereunder written and shown in red border in the map or plan annexed herewith at the price of Rs. 16,000/- (Rupees- sixteen thousand) only.

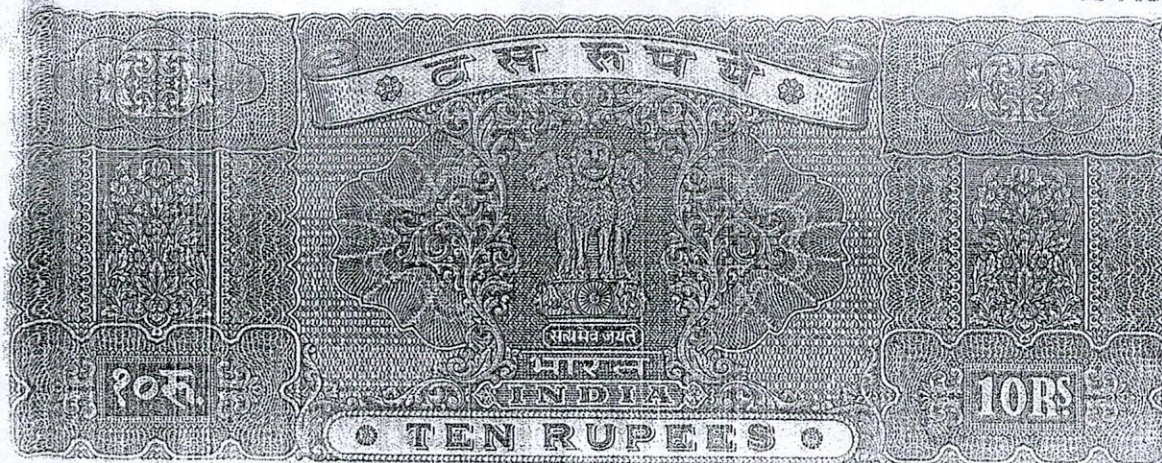
NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 16,000/- (Rupees- sixteen thousand) only paid by the purchaser to the vendor the receipt whereof the vendor hereby acknowledges the vendors

50RS.



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as beneficial owners do hereby convey to the said purchaser free from all encumbrances, all that piece of bill land measuring about 2 kottahs 4 chittaks 3 srt. fully described in the schedule below as shown in the red border in the map or plan annexed herewith and all the estate right, title, interest, claim and demand whatsoever of the vendors in or to the land with all rights, of easements, appertaining thereto hereby conveyed and every part thereof, TO HAVE AND TO HOLD the same to the purchaser his heirs, executors, administrators, legal representatives and assigns absolutely and the vendors and all persons claiming under them do hereby covenant with the purchaser the heirs, legal representatives, administrators, and assigns that the vendors are now lawfully seized and possessed of the said plot of land free from any encumbrances, or defect whatsoever and that they have absolute authority to sell the said plot of land in manner aforesaid and the purchaser may hereafter and quietly possess and enjoy the said plot of land in khas or through tenants without any claim or demand whatsoever from the vendors or any person claiming through or under them and the



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and the vendors their heirs, administrators, or assigns covenant to save harmless and kept indemnified and the purchaser, his heirs, executors, administrators, and assigns from or against all encumbrances, charges, and acquitted whatsoever and the vendors further covenant that they shall at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds, and things whatsoever for further and more perfectly conveying and assuring the property and every part thereof in manner aforesaid as also writing their on them in possession of the said according to the true intent and meaning of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of hill land measuring more or less 7 kottaks 4 chittaks 3 sft. i.e. 1623 sq.ft. lying and situated at Mouja Mukundapur, J.L. no.4, R.S. no.25, 22, Touji no.12, pargana khaspur, Bag no.20, khatian no.24, P.S. & Sub-registry office Sonarpur, district south 24-parganas, under scheme plot no. APA-29, and shown in Red border as plot together with all legal easement rights, inclusive of existing common passage through the above land

or laying electric line water pipe line, sewer and drain for renewal of waste gas line, telephone line etc. That the said land at present used for agricultural purpose and the annual rent of Rs. 40 paise, which is butted and bounded as under :-

On the North :- Plot no. APA-30.

On the South-East :- 25' wide common road.

On the West :- Plot no. APA-5.

IN WITNESS WHEREOF the vendors hereunto set and subscribed their hands and seals, on the day, month and year first above written.

Witnesses :-

1. *Singamal Chakravorty*
Alipore Police Court
Cal. 27

2. *Pradip Das*
Alipore Police Court
Cal. 27

[Handwritten signatures in Bengali script]

[Handwritten signatures]
Vendors.

contd...

RECEIVED from the within named purchaser the within mentioned sum of Rs.16,000/- (Rupees sixteen thousand) only as per memo below :-

MEMO OF CONSIDERATION

By cash :-

100 Notes x 160 pcs Rs. 16,000/-

(Rupees sixteen thousand) only.

Witnesses :-

1. *Pradyuman Chandra Das*

2. *Pradip Das*

[Signature]
[Signature]
venders

Witnessed by me.

[Signature] JY: 4 : PROBORTY
Court
Cuttack-27

Typed by me.
[Signature]
Pradip Das-27-

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SITE PLAN FOR SRI SADHAN BISWAS PART
OF DAGNO-20, J.L. NO-4, KHATIAN NO-24
PLOT NO-APA-29, MOUZA-MUKUNDAPUR, PS-
SONARPUR, DIST-SOUTH 24 PARGS, AREA-
2K-4CH-3SFT. SCALE-50'=1" INCH

000RS.

