



STAMP AFFIXED BY

STAMP SUPERINTENDENT
CALCUTTA COLLECTORATE

18058

16707

Sl-8046

Admissible under Regn. Rule
21 and also u/s 64 of the
West Bengal L.R. Act 1955, duly
stampd. (Exempted from stamp
duty) under the Indian Stamp
Act 1899 as amended in 1964.
Schedule 1A No. 23 + 50
Process Fee 4.50
Paid in C. F. S.

A 814-
F 7-
H 28-
mlb, 4-
853

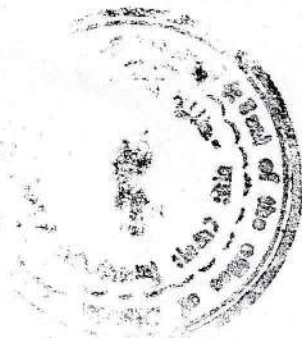
REGISTRAR
Under Sec 7 (2)

18.11.91

Sonarpur
23+50
75000
A-814
F-7
H-28
mlb
853

THIS INDENTURE made this 18th day of November,
one thousand nine hundred and ninety one BETWEEN
SRI AJIT KUMAR NASKAR alias SRI SAILENDRA NATH NASKAR,
son of Late Pran Krishna Naskar, by religion- Hindu, by
occupation- Service, residing at Tentulberia, P.O. Garia,
P.S. Sonarpur, District- South 24-parganas, hereinafter
called the "VENDOR" (which expression shall unless
excluded by or repugnant to the context be deemed to mean
and include his heirs, executors, administrators, represen-
tatives and assigns) of the ONE PART:

17th Nov 1911
 18th Nov 1911
 Ajit Kumar Naskar
 alias Sailendra Nath Naskar
 Registrar
 Under Sec 7(2)
 18.11.91



REGISTRAR
 Under Sec 7(2)
 18.11.91
 Ajit - Kumar Naskar
 alias Sailendra Nath Naskar



18/11/91

Ajit - Kumar Naskar
 alias Sailendra Nath Naskar

Bhiman Bhatnagar
 S/o late Bimal Bhatnagar
 15 Garia Station Road
 Calcutta - 700084
 Business, Hindu

Ajit Kumar Naskar
 Sailendra Nath Naskar
 Name
 S. W. D. Pradyumn Naskar
 of Tentulberia
 PS Souarpo
 Dist. South 24 Parganas
 by Caste Hindu / Muslim
 by Profession Service

Bhiman Bhatnagar
 Name
 S. W. D. Bimal Bhatnagar
 of 15 Garia Station Rd.
 Calcutta 84
 Dist South 24 Parganas
 by Caste Hindu / Muslim
 by Profession Business

REGISTRAR
 Under Sec 7(2)
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(1) SMT. PAPRI GHOSH, wife of Sri Arun Kumar Ghosh, & Business, by religion- Hindu, by occupation- Housewife, (2) SMT. SABITA GHOSH, wife of Sri Haradhan Chandra Ghosh, by religion- Hindu, by occupation- Housewife, (3) SRI RATAN KUMAR GHOSH, son of Sri Haran Chandra Ghosh, by religion- Hindu, by occupation- Business, (4) SRI KISHORE KUMAR GHOSH, son of Sri Anil Chandra Ghosh, by religion- Hindu, by occupation- Business, all residing at 1/429, Gariahat Road (South), Jodhpur Park, P.S. Lake, Calcutta - 700 068, hereinafter collectively called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the OTHER PART:

WHEREAS One Biswanath Naskar, son of Late Habul Chandra Naskar, residing at Tentulberia, P.S. Sonarpur, District- 24-parganas, was the absolute owner of land comprising in C.S.. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269, of Mouza- Tentulberia, J.L. No. 44, pargana- Medanmolla, under collectorate Touzi No. 271, Revenue Survey No. 8, P.S. Sonarpur, District- 24-parganas, by way of inheritance.

AND WHEREAS by an Indenture of Conveyance in Bengali bearing date the 11th day of May, 1962 and registered in S.R. Baruipur, office and entered in Book No. I, Being No. 4708, for the year 1962 the above mentioned land measuring .03 decimals comprising in C.S. Dag No. 379, R.S. Dag No. 269, sold by the said Sri Biswanath Naskar to Sri Bijoy Krishna Mondal, son of Late Ram Narayan Mondal and Kali Charan Mondal jointly of Balia, P.S. Sonarpur, District- 24-parganas.



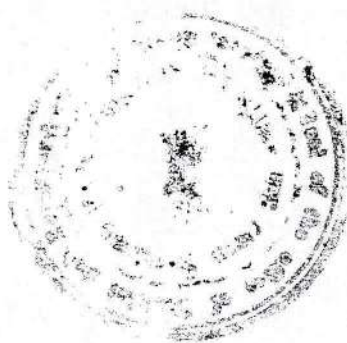
REGISTRAR
Under Sec 7 (2)
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AND WHEREAS the said Kali Charan Mondal died intestate leaving behind him surviving his sons namely Sri Jiban Yumar Mondal and others and daughters who inherited the said land comprising in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269, of Mouza-Tentulberia, J.L. No. 44, pargana-Medan Molla, under collectorate Touzi No. 271, Revenue Survey No. 8, P.S. Sonarpur, District-24-parganas, along with others land in separate Dags and Khatians.

AND WHEREAS by virtue of the Deed of Mutual partitioned made between the heirs of Late Kali Charan Mondal, his son Sri Jiban Kumar Mondal got the said land comprising in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269, of Mouza-Tentulberia, J.L. No. 44, P.S. Sonarpur, District-24-parganas, and the said Deed of Mutual partition was registered in Book No. I, Being No. 3496 for the year 1967 of Sub-Registrar office at Baruiipur.

AND WHEREAS since the said purchased and partition the said Sri Bijoy Krishna Mondal, son of Late Ram Narayan Mondal and Sri Jiban Kumar Mondal, son of Late Kali Charan Mondal have been jointly enjoying the said land comprising in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269, of Mouza-Tentulberia, J.L. No. 44, pargana-Medan Molla, under collectorate Touzi No. 271, Revenue Survey No. 8, P.S. Sonarpur, District-24-parganas, by payment rent and taxes regularly.

AND WHEREAS by an Indenture of conveyance in Bengali bearing date the 15th day of October, 1971 and registered in S.R. Sonarpur Office and entered in Book No. I, Volume No. 39, Pages



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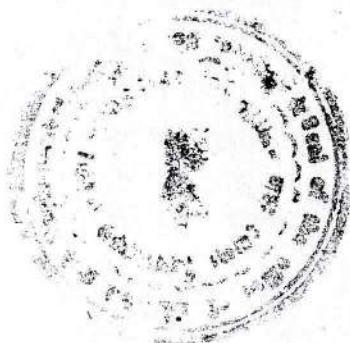
No. 115 to 118, Being No. 2919, for the year 1971 in respect of the land measuring .08 decimals comprising in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouza- Tentulberia, J.L. No. 44, pargana- Medanmolla, under collectorate Touzi No. 271, Revenue Survey No. 8, P.S. Sonarpur, District- 24-parganas, were sold by the said Sri Bijoy Prishna Mondal and Sri Jiban Kumar Mondal to Sri Ajit Kumar ~~xxx~~ Naskar alias Sri Sailendra Nath Naskar the present vendor of this Deed.

AND WHEREAS by way of inheritance the present Vendor Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar was the absolute owner of land measuring .87 decimals comprising in R.S. Khatian No. 421, appertaining to R.S. Dag Nos. 267, 269 of Mouza- Tentulberia, J.L. No. 44, pargana- Medanmolla, Revenue Survey No. 6, under Collectorate Touzi No. 271, P.S. Sonarpur, District- 24-parganas,

AND WHEREAS accordingly during the revesional Survey settlement Operation the said land was recorded in the name of the said Sri Ajit Kumar Naskar as absolute sixteen annas owner thereof in the finally published record of rights.

AND WHEREAS after selling and gifted by seperate registered Deed of Conveyances and Deed of Gift by seperate dates the present Vendor is now in piece full possession and enjoyment of unsold area of land measuring more or less 6 cottahs 0 chittaks 21 sft. comprising in R.S. Khatian No. 421, appertaining to R.S. Dag No. 269, of Mouza- Tentulberia, J.L. No. 44, pargana- Medan Molla, Revenue Survey No.6, P.S. Sonarpur, District- South 24-parganas.

AND WHEREAS the present Vendor is now in piecefull possession and enjoyment of land measuring .08 decimals i.e. more or less



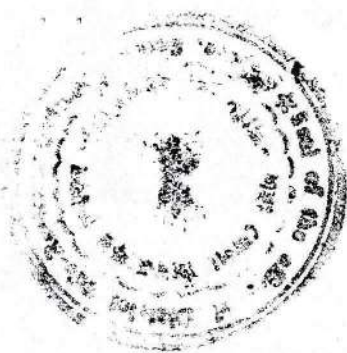
REGISTRAR
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4 cottahs 13 chittaks 19 sft. in C.S. Dag No. 379, R.S. Dag No. 269, and land measuring more or less 6 cottahs 0 chittaks 21 sft. in R.S. Dag No. 269, of Mouza- Tentulberia, J.L. No. 44, within the limits of Garia I No. Gram panchayet, P.S. Sonarpur, Dist. South 24-parganas,

AND WHEREAS the present Vendor is now in piecefull possession and enjoyment of total area of land measuring more or less 10 cottahs 13 chittaks 40 sft. in two separate plots of above mentioned Dag and Khatians and constructed Kancha Tiled Shed structure standing thereon by payment rent and taxes to the Collector and Garia I No. Gram Panchayet respectively more fully described in the Schedule below.

AND WHEREAS the said Vendor in need of Cash money for meeting his legal necessities and also for various reasons has agreed for the absolute sale of a piece and parcel of Bastu land measuring 4 cottahs 13 chittaks 19 sft. more or less comprising in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269, and land measuring 10 chittaks 28 sft. more or less out of 6 cottahs 0 chittak 21 sft. more or less comprising in R.S. Khatian No. 421, appertaining to R.S. Dag No. 269, i.e. total area of land measuring more or less 5 cottahs 8 chittaks 2 sft. with a tiled shed structure standing thereon under Mouza- Tentulberia, J.L. No. 44, pargana- Medan Molla, Sub-Registry office- A.D.S.R. Sonarpur, P.S. Sonarpur, Dist. South 24-parganas, fully described in the Schedule hereunder written and delineated in site plan annexed hereto and depicted by R E D border line to the purchasers of these presents at the fixed price of consideration of Rs. 75,000/- (Rupees Seventy five thousand) only

NOW THIS INDENTURE WITNESSETH that in pursuance of the said



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Under Sec. 7 (2)
18-11-91

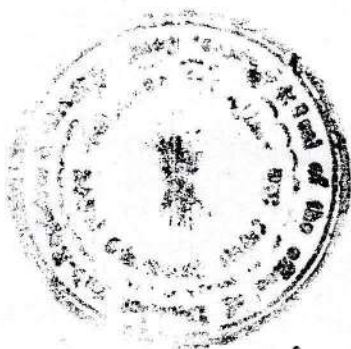
agreement and in consideration of the said sum of Rs. 75,000/- (Rupees Seventy five thousand) only well and truly paid by the Purchasers to the Vendor on or before the execution of these presents and that being the full and entire price of the said Bastu land with Kancha tiled shed structure standing thereon the receipt whereof the Vendor doth hereby admit and acknowledge as per memo of consideration hereunder written doth hereby acquit, release and forever discharge the said purchasers as well as the said ^{property} hereby covenant the Vendor doth hereby convey, grant, transfer, sell, assure and assign to and unto the said purchasers their heirs, executors, administrators, representatives, and assigns ALL THAT piece and parcels of Bastu land measuring more or less 5 cottahs 8 chittaks 2 sft. with a Kancha Tiled Shed structure standing thereon out of more or less 10 cottahs 13 chittaks 40 sft. comprising in C.S. Khatian No. 277, R.S. Khatian No. 390, and R.S. Khatian No. 421, appertaining to C.S. Dag No. 379, R.S. Dag Nos. 269 & 269 , of Mouza- Tentulberia, J.L. No. 44, Pargana- Medan Molla, under collectorate Touzi No. 271, P.S. Sonarpur, District- South 24-parganas, fully described in the Schedule below and delineated in the site plan annexed herein and depicted RED border line OR HOWSOEVER otherwise the said property and hereditaments now is or hereinafore was or were situated, butted and bounded , called, known , numbered, described or distinguished together with all paths, passages, ways, swers, drains, walls, water courses and all other former lights, liberties, benefits, privileges , advantages, easements, appendages, appurtenances whatsoever or to the said Bastu land measuring more or less 5 cottahs 8 chittaks 2 sft. with a Kancha tiled shed structure standing thereon out of more or less 10 cottahs 13 chittaks 40 sft. belonging or is or any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title



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REGISTRAR
Under Sec. 7 (2)
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// 7 //

interest, claim and demand whatsoever doth at Law and in equity of the Vendor upon on the said property and every part thereof and all the Deed, Paths, passages, writing evidences of title whatsoever relating to the said property and every part thereof which now are or any thereafter the custody power control or possession of the said Vendor or any person or persons from whom the said Vendor or may procure the same without any Lawful action or suit TO HAVE AND TO HOLD the said Bastu land measuring more or less 5 cottahs 8 chittaks 2 sft. with Kancha tiled Shed structure standing thereon out of 10 cottahs 13 chittaks 40 sft. hereditaments so to be unto and to the said purchasers absolutely and forever from all encumbrances and the Vendor doth hereby covenant with the Purchasers that notwithstanding any act, thing, deed, matter whatsoever made done or executed or knowingly suffered to the contrary the Vendor has good, right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell or expressed or intended so to be unto and to the use of the said Purchasers in manner aforesaid and delivered vacant and peaceful khas possession simultaneously with the execution of these presents and that the Purchasers shall and may at all times hereafter hold, possess and enjoy the said property or every part thereof on payment of taxes to the Garia I No. Gram panchayet on getting their names duly mutated and received the rent, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully and equitably claiming from under or in trust for the Vendor or any other predecessor in title and that free from and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and kept the purchasers indemnify from or against or charge, estate, encumbrances, created by the Vendor or by any of his predecessor in title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully and equitably any estate or interest upon the said property thereon or any part thereof from under



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or in trust for the Vendor shall or will from time to time or at all times hereafter at the costs and requests of the purchasers do or execute all such deeds or things and matter whatsoever for further and more perfectly assuring and conveying the said property and hereditaments to and unto the said purchasers as shall or may be reasonable required.

THE VENDOR further declare that the Bastu land measuring more or less 5 cottahs 8 chittaks 2 sft. with a Kancha tiled shed structure standing thereon out of 10 cottahs 13 chittaks 40 sft. intended to be sold has not been previously sold, leased, mortgaged, or gifted any time and there is no charge, lien, lispendences, and there is no cause suit or proceedings pending before any Court of Law in respect of the said property, the said property is free from all sorts of encumbrances.

If any of the representations of covenants made therein before by the Vendor is subsequently found to be false or incorrect or any fraud is detected at a latter date whereby or reason whereof the purchasers may suffer any loss or damage the Vendor shall be liable to compensate the loss or madage as may be sustained by the purchasers.

THE VENDOR further declare that the purchasers and their heirs, executors, successors, administrators, representatives, and assigns shall be allowed and/or permitted to be allowed to use in perpetuity the 12 ' ft. wide common passage situated in the Northern side of the said property with power to bring electric line, tap water, telephone connection, under grounds sewer drains, surface drain, through the said 12 ' ft. wide common passage either overhead or underground of the said 12 ' ft. wide common passage.



REGISTRAR
Under REG
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18-11-91

: SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring .38 decima-
ls i.e. more or less 4 cottahs 13 chittaks 19 sft. in C.S. Khatian
No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379,
R.S. Dag No. 269, and land (Bastu) measuring 10 chittaks 28 sft. more
or less out of 6 cottahs 0 chittak 21 sft. more or less comprising in
R.S. Khatian No. 421, appertaining to R.S. Dag No. 269, i.e. total area
of Bastu land measuring more or less 5 cottahs 8 chittaks 2 sft.
with a Kancha tiles shed structure standing thereon under Mouza-
Tentulberia, J.L. No. 44, pargana-Medan Molla, Sub-Registry office-
A.D.S.R. Sonarpur, Revenue Survey Nos. 6, 8, under collectorate
Touzi No. 271, within the limits of Garia I No. Gram Panchayet,
P.S. Sonarpur, District-South 24-parganas, which is delineated in
the site plan annexed hereto and depicted by RED border line
at the rate of .78 paise as its annual rent payable to the Coll-
ectorate of South 24-Parganas, representating the State of West
Bengal and the said property is butted and bounded as follows :-

ON THE NORTH :- 12 ' ft. wide common passage.

ON THE SOUTH :- Vendor's land in R.S. Plot No. 269 (part).

ON THE EAST :- part of R.S. Plot No. 269.

ON THE WEST :- part of R.S. Plot No. 269.

IN WITNESS WHEREOF the Vendor, has hereunto set and subscribed
his hand and seals to these presents, on the day, month and year



REGISTRAR
Under S. 7
18.11.51

first above written.

SIGNED, SEALED AND DELIVERED
by the within named Vendor at
Calcutta in presence of :-

1. *Prinam Bhattacharya*
15 Jaria Station Road
Cal- 84

2. *Laxshmi Kanta Roy*
Alipore Police Court
Cal- 27

Ajit Kumar Naskar
Alis Saitador Nath Naskar

SIGNATURE OF THE VENDOR.

RECEIVED of and from the within named purchasers the within
mentioned sum of Rs. 75,000/- (Rupees Seventy five thousand) only
being the full and entire consideration money paid by the purchasers,
in the following manner :-

:- MEMO OF CONSIDERATION :-

- 1) By Banker Cheque vide No. 340930 dt. 15-11-91
of Indian Bank, Jodhpur Park, Calcutta Rs. 18,750.00
- 2) By Banker Cheque vide No. 470477 dt. 16-11-91
of United Bank of India, Jodhpur Park, Calcutta.....Rs. 18,750.00
- 3) By Pay Order vide No. 002668 dt. 15-11-91
of Grindlay & Bank, Jodhpur Park, Calcutta Rs. 18,750.00
- 4) By Banker Cheque vide No. 470473 dt. 15-11-91
of United Bank of India, Jodhpur Park, CalcuttaRs. 18,750.00

Rs. 75,000.00

(Rupees Seventy five thousand) only.

WITNESSES :-

1. *Prinam Bhattacharya*
15 Jaria Station Road
Cal- 84

2. *Laxshmi Kanta Roy*
Alipore Police Court
Cal- 27

Ajit Kumar Naskar
Alis Saitador Nath Naskar

SIGNATURE OF THE VENDOR.

:- Drafted by me :-

Bishnu Das
Dead wife Alipore,
Case 51/51, Cal-27.

:- Typed by me :-

Parimal Kumar Mondal,
Alipore Police Court, Cal- 27.



[Signature]
REGISTRAR
Under Sec. 7 (2)
18-1191

DATED THIS 18th DAY OF NOVEMBER, 1991.

B E T W E E N

SRI AJIT KUMAR NASKAR

Alias

SRI SAILENDRA NATH NASKAR-Vendor.

A N D

(1) SMT. PAPRI GHOSE.

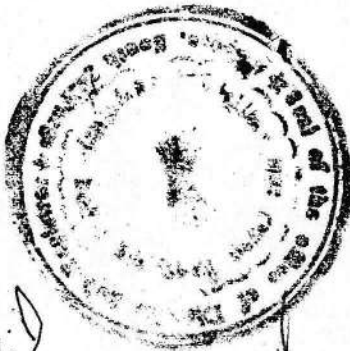
(2) SMT. SABITA GHOSH.

(3) SRI RATAN KUMAR GHOSH

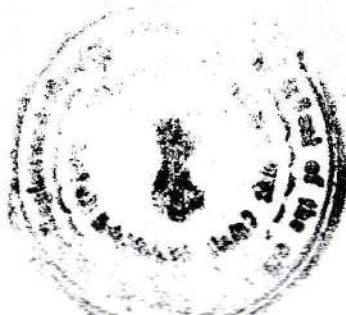
(4) SRI KISHORE KUMAR GHOSH.

----- PURCHASERS .

C O N V E Y A N C E :



REGISTRAR
Under Sec 7(2)
18.11.91



- DRAFTED BY

SRI BISHNU DAS.....

GOVT. REGD. DEED WRITER.

LICENCE NO. 51/51.

ALIPORE, CALCUTTA 77

REGISTRAR
Under Sec 7(2)

23392

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