I 01864/07

STAMP

24.08.07

Fees Rs. 1778.00

Paid vide Misc.

No. 833 Date 24.08.07

District Sub Registrar-I

24.08.07

Purabi Sarkar

Additional Sub Registrar

Alipore, South 24 Parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 12th day of March, Two Thousand Seven, BETWEEN (1) SMT. PURABI SARKAR, Wife of Dilip Ranjan Sarkar, by religion Hindu, by occupation housewife, residing at Flat no.305, Dakshinee Apartment, 251, Netaji Subhas Chandra Bose Road, Kolkata 700 047, Police Station Jadavpur, District South 24 Parganas, AND (2) SMT. HIMANI CHOWDHURY, Wife of Late Dilip Kumar Chowdhury, by religion Hindu, by

Contd...

Presented for Registration on the ... day of March 19 07 at the ... Registration by Executant, Claimant or Lessee for Purabi Sarkar

Purabi Sarkar.

1402

Purabi Sarkar.

Additional Registrar
Alipore, South 24 Parganas
12/3/07

1403

Himani Chowdhury.

1404

Paresh Chandra Nag

1405

Bubtas Chandra Nag

1406

Taparshi Kumar Nag

Dilip Ranjan Sarkar
S/o Late K. C. Sarkar

① Purabi Sarkar.
W/o Dilip Ranjan Sarkar
No 305 Deshshine 251 N.S.C. Bose
Road Kol-700 047
② Himani Chowdhury
W/o Dilip Kumar Chowdhury
at 40/4 C.K. Sen Road Kolkata
Kol-42
③ Paresh Chandra Nag S/o
Nitai Nag at 128/1 Raja
Manindra Road Kol-37
④ Bubtas Chandra Nag S/o
Bubtas Nag at 3/C Raja
Manindra Kol 37 by Trade.
⑤ Taparshi Kumar Nag S/o
[illegible]
⑥ [illegible]
⑦ [illegible]
⑧ [illegible]
⑨ [illegible]
⑩ [illegible] at 128/1B Raja Santosh
Mullick Road Kol-42
[illegible]

Dilip Ray Sarkar
S/o W/o D/o K.C. Sarkar
251 N.S.C. Bose Rd Kol-42

Dist. Joint 24 Parganas
by Caste Hindu
Profession

occupation housewife, residing at 404/C, Netaji Subhas Chandra Bose Road, Kolkata 700047, Police Station Jadavpur, District South 24 Parganas, hereinafter called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART;

Purabi Sarkar.

Contd...

1407

Sujit Kumar Nag.

1408

Suranta Kumar Nag

1409

Sebu Nag

1410

Sikha Nag.

Attested Sub-Registrar
Alipore, South 24 Parganas
12/3/07

Dilip Ranjan Sarkar
S/o Late K.C. Sarkar
251, N.S.C. Bose Rd,
Kolkata - 700047
Retired Sr Class I Officer
of L.I.C.

AND

(1) SRI PARESH CHANDRA NAG, Son of Late Nishikanta Nag, by religion Hindu, by occupation retired, residing at 128/B, Raja Subodh Chandra Mallick Road, Kolkata 700 047, Police Station Jadavpur, District South 24 Parganas, (2) SRI SUBHAS CHANDRA NAG, son of Late Sudhir Kumar Nag, by religion Hindu, by occupation retired, residing at 8/C, Bijoy Garh Colony, Kolkata 700 032, Police Station Jadavpur, District South 24 Parganas, (3) SRI TAPAS KUMAR NAG, son of Late Sudhir Kumar Nag, by religion Hindu, by occupation business, (4) SRI SUJIT KUMAR NAG, son of Late Sudhir Kumar Nag, by religion Hindu, by occupation business, (5) SRI SUSANTA KUMAR NAG, son of Late Sudhir Kumar Nag, by religion Hindu, by occupation business, (6) SRI SETU NAG, son of Late Sudhansu Kumar Nag, by religion Hindu, by occupation business, (7) SMT. SIKHA NAG, Daughter of Late Sudhansu Kumar Nag, by religion Hindu, by occupation household work, 128/B, Raja Subodh Mallick Road, Kolkata 700 047, Police Station Jadavpur, District South 24 Parganas, hereinafter called and referred to as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART;

WHEREAS by a registered Deed of Conveyance dated 25th August, 1960, the father of the vendors, herein, namely Sudhir Chandra Bardhan, since deceased, purchased a plot of land measuring about 5 Cottahs 10 Chittaks 28 square feet, be the same a little more or less, along with pucca structure standing thereon consisting of five rooms along with a Dalan

Contd...

Sub Registrar
South 24 Parganas
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bounded by brick built wall from one Smt. Jasoda Bala Ghosh and Radha Krishna Pyne, appertaining to a portion of C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, Re. Su no.11, 19, 38 and 244, J.L. No. 28, Touzi no. 56, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, commonly known as Garia Kachari Bari of Mandals of Bawali, within the police Station Jadavpur, District South 24 Parganas. The said deed has been duly registered with the office of the Sub Registrar Sadar at Alipore, and recorded in Book no.I, Volume no.120, page nos.167 to 172, being no.7053, for the year 1960.

AND WHEREAS subsequently said Sudhir Chandra Bardhan, since deceased, by another Deed of Conveyance dated 22.02.1961 purchased the total land measuring about 2 Cottahs 7 chittaks 0 square feet, be the same a little more or less, along with pucca structures standing thereon, from one Bhuban Mohan Kundu appertaining to a portion of C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, Re. Su no.11, 19, 38 and 244, J.L. No. 28, Touzi no. 56, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, commonly known as Garia Kachari Bari of Mandals of Bawali, within the police Station Jadavpur, District South 24 Parganas. The said deed has been duly registered with the Office of the Sub Registrar Behala, District then 24 Parganas and recorded in Book no. I, Volume no. 13, pages 231 to 237, being no.772, for the year 1961.

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AND WHEREAS thereafter said Sudhir Chandra Bardhan, since deceased, the father of the vendors, herein, by another Deed of Conveyance dated 03.11.1961 purchased the land measuring about 2 Cottahs 13 chittaks 14 square feet, along with pucca structure standing thereon, from Jugal Charan Mondal, appertaining to a portion of C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, Re. Su no.11, 19, 38 and 244, J.L. No. 28, Touzi no. 56, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, commonly known as Garia Kachari Bari of Mandals of Bawali, within the police Station Jadavpur, District South 24 Parganas. The said Deed has been duly registered with the Office of the Sub Registrar at Behala, District then 24 Parganas and recorded in Book no. I, Volume no. 40, pages 234 to 238, being no.4285, for the year 1961.

AND WHEREAS by way of the aforesaid three registered deeds of conveyance dated 25,08.1960, 22.02.1961 and 03.11.1961 the father of the vendors namely Sudhir Chandra Bardhan, since deceased, became the owner of total land measuring about 10 Cottahs 14 chittaks 42 square feet, be the same a little more or less, along with aforesaid purcca structures standing thereon, which was commonly known as Garia Kachari Bari of Mandals of Bawali.

AND WHEREAS after the aforesaid purchase said Sudhir Chandra Bardhan, since deceased, the father of the vendors, herein, mutated his name with the record of the Calcutta Corporation and was enjoying the aforesaid property as absolute owner thereof.

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AND WHEREAS subsequently the said structures became almost dilapidated condition and unfit for human inhabitation, as such the said structures were lying vacant.

AND WHEREAS said Sudhir Chandra Bardhan, since deceased, was enjoying the aforesaid property as owner thereof by letting out the same to the different tenant or tenants.

AND WHEREAS all of a sudden the purchaser no. 1 along with the predecessor of the purchaser nos.2 to 5, herein, namely Sudhir Kumar Nag and the predecessor of the purchase nos. 6 and 7, herein, namely Sudhansu Kumar Nag, claiming to be the owners of the plot of land measuring about 7 Cottahs 4 chittaks 0 square feet, out of the aforesaid total land measuring about 10 Cottahs 14 chittaks 42 square feet and took forcible possession of the land measuring about 7 Cottahs 4 chittaks 0 square feet, and said purchaser no. 1 along with the predecessor of the purchaser nos.2 to 5, herein, namely Sudhir Kumar Nag and the predecessor of the purchase nos. 6 and 7, herein, namely Sudhansu Kumar Nag, were enjoying the aforesaid 7 Cottahs 4 chittaks 0 square feet, be the same a little more or less, under C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, Re. Su no.11, 19, 38 and 244, J.L. No. 28, Touzi no. 56, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, commonly known as Garia Kachari Bari of Mandals of Bawali, within the police Station Jadavpur, District South 24 Parganas, properly described in the SCHEDULE hereunder written.

AND WHEREAS accordingly the predecessor of the vendors, herein, namely Sudhir Chandra Bardhan, since deceased, instituted a suit for declaration of title, recovery of

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AND WHEREAS subsequently the said structures became almost dilapidated condition and unfit for human inhabitation, as such the said structures were lying vacant.

AND WHEREAS said Sudhir Chandra Bardhan, since deceased, was enjoying the aforesaid property as owner thereof by letting out the same to the different tenant or tenants.

AND WHEREAS all of a sudden the purchaser no. 1 along with the predecessor of the purchaser nos.2 to 5, herein, namely Sudhir Kumar Nag and the predecessor of the purchase nos. 6 and 7, herein, namely Sudhansu Kumar Nag, claiming to be the owners of the plot of land measuring about 7 Cottahs 4 chittaks 0 square feet, out of the aforesaid total land measuring about 10 Cottahs 14 chittaks 42 square feet and took forcible possession of the land measuring about 7 Cottahs 4 chittaks 0 square feet, and said purchaser no. 1 along with the predecessor of the purchaser nos.2 to 5, herein, namely Sudhir Kumar Nag and the predecessor of the purchase nos. 6 and 7, herein, namely Sudhansu Kumar Nag, were enjoying the aforesaid 7 Cottahs 4 chittaks 0 square feet, be the same a little more or less, under C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, Re. Su no.11, 19, 38 and 244, J.L. No. 28, Touzi no. 56, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, commonly known as Garia Kachari Bari of Mandals of Bawali, within the police Station Jadavpur, District South 24 Parganas, properly described in the SCHEDULE hereunder written.

AND WHEREAS accordingly the predecessor of the vendors, herein, namely Sudhir Chandra Bardhan, since deceased, instituted a suit for declaration of title, recovery of

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possession and mesne profit and for permanent injunction, being Title suit no. 216 of 1978, against the purchaser no. 1 along with the predecessor of the purchaser nos.2 to 5, herein, namely Sudhir Kumar Nag and the predecessor of the purchase nos. 6 and 7, herein, namely Sudhansu Kumar Nag, before the then Learned 3rd Court of Subordinate Judge at Alipore, District then 24 Parganas, in respect of the schedule property.

AND WHEREAS subsequently the said Title Suit no. 216 of 1978 was transferred from the then Learned 3rd Court of Subordinate Judge at Alipore to the then Learned 1st Court of Munsif at Alipore and renumbered as Title Suit no. 351 of 1981.

AND WHEREAS during pendency of the suit the original plaintiff of Title suit no. 351 of 1981, before the 1st Court of Civil Judge (Junior Division) at Alipore, namely Sudhir Chandra Bardhan died in testate on 02.9.1998, leaving behind him, his two daughters namely (i) Purabi Sarkar and (ii) Himani Chowdhury, the vendors, herein, as his legal heirs and representatives.

AND WHEREAS accordingly the vendors, herein, were substituted in the said Title suit no. 351 of 1981 to proceed with the suit against the purchaser no. 1, herein, along with the predecessor of the purchaser nos.2 to 5, herein, namely Sudhir Chandra Nag and the predecessor of the purchase nos. 6 and 7, herein, namely Sudhansu Kumar Nag.

AND WHEREAS thereafter the predecessor of the purchaser nos. 2 to 5 namely Sudhir Kumar Nag, the defendant no. 1 of the Title Suit no.351 of 1981 died intestate on 10.10.1989, leaving behind him, his wife namely (i) Smt. Gita Rani Nag and four sons namely (ii) Sri Subhas Chandra Nag,

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the purchaser no.2, herein, (iii) Sri Tapas Kumar Nag, the purchaser no. 3, herein, (iv) Sri Sujit Kumar Nag, the purchaser no.4, herein, and (v) Sri Sushanta Kumar Nag, the purchaser no. 5, herein, and one daughter namely (vi) Smt. Lily Chowdhury, alias Khuki Nag, as his legal heirs or representatives.

AND WHEREAS subsequently during the pendency of the said Title suit no. 351 of 1981 the predecessor of the purchaser nos. 6 and 7 namely Sudhangsu Kumar Nag, the defendant no. 2 of the Title Suit no.351 of 1981 died intestate on 23.5.2002, leaving behind him his two sons namely (i) Sri Bablu Nag and (ii) Sri Setu Nag, the purchaser no. 6 and three daughters namely (iii) Smt. Dolly Nag, (iv) Smt. Sikha Nag, the purchaser no.7, herein, and Smt. Rita Nag, alias Rita Saha, as his legal heirs or representatives . Accordingly after the expiry of said Sudhir Kumar Nag, and Sudhansu Kumar Nag, the defendant nos. 1 and 2 of Title Suit no. 351 of 1981, their aforesaid respective heirs were substituted in the Title Suit no.351 of 1981 as defendant no.1(a) to 1(f) and defendant no.2(a) to 2(e) to proceed with the suit.

AND WHEREAS subsequently on contested hearing the Learned Trial Court i.e. Learned 1st Civil Judge (Junior Division) at Alipore was pleased to dismiss the Title suit no. 351 of 1981 on 29.07.2003.

AND WHEREAS against the said Judgment and Decree dated 29.07.2003, passed by the Learned 1st Court of Civil Judge (Junior Division) at Alipore, District South 24 Parganas, the vendors, herein, preferred an Appeal before the Learned District Judge at Alipore, District South 24 Parganas, being Title Appeal no. 207 of 2003.

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AND WHEREAS subsequently said Title Appeal no. 207 of 2003 was transferred from the Learned District Judge at Alipore, to the Learned 10th Court of Additional District Judge at Alipore, District South 24 Parganas.

AND WHEREAS on contested hearing the Learned 10th Court of Additional District Judge at Alipore, District South 24 Parganas, was pleased to dispose of the said Title Appeal no.207 of 2003 no 17.01.2006,whereby the Learned 10th Court of Additional District Judge at Alipore, District South 24 Parganas, was pleased to set aside the Judgement and Decree dated 29.7.2003, passed by the Learned 1st Court of Civil Judge (Junior Division) at Alipore, District South 24 Parganas, in Title Suit no. 351 of 1981 and the said suit was sent back on remand, before the Learned Trial Court.

AND WHEREAS subsequently during pendency of the said Title Suit no. 351 of 1981 before the Learned 1st Court of Civil Judge (Junior Division) at Alipore, with the intervention of the common friends and well-wishers of the parties the disputes between the parties to the suit have been settled amicably out of Court, whereby the purchasers, herein, including their other co-sharers i.e. the defendants of the Title Suit no. 351 of 1981, conceded and agreed that the predecessor of the vendors, herein, namely Sudhir Chandra Bardhan was the absolute owner in respect of the total land measuring about 10 Cottahs 14 chittaks 42 square feet, appertaining to a portion of C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, commonly known as Garia Kachari Bari of Mandals of Bawali, within the police Station Jadavpur,

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District South 24 Parganas and after the expiry of said Sudhir Chandra Bardhan, the present vendors, herein, became the joint owners in respect of the aforesaid properties, including the schedule property.

AND WHEREAS it was further agreed by and between the parties that on being Decree regarding the right, title and interest in respect of the aforesaid property, the vendors, herein, shall transfer by way of a deed of conveyance in favour of the defendants no. 1(a), 1(b), 1(c), 1(d), 2(b), 2(d) and 3 of Title suit no. 351 of 1981 i.e. the purchasers, herein, in respect of land measuring about 7 Cottahs 4 Chittaks 0 square feet, be the same a little more or less, along with structure standing thereon, appertaining to a portion of C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, Kolkata 700 047, police Station Jadavpur, District South 24 Parganas, properly described in the SCHEDULE hereunder written, at and for a total consideration of Rs.7,00,000/- (Rupees seven lacs) only, being the highest market price of the locality. As such the other defendants of Title Suit no. 351 of 1981, before the Learned 1st Court of Civil Judge (Junior Division) at Alipore, namely (i) Smt. Khuki Nag, alias Lily Chowdhury, (ii) Smt. Gita Rani Nag, (iii) Sri Bablu Nag, (iv) Smt. Dolly Nag, alias Dolly Naha, (v) Smt.Rita Nag,alias Rita Saha, consented and agreed that they are not willing to purchase the schedule property.

AND WHEREAS accordingly the parties herein filed a compromise petition before the Learned 1st Court of Civil Judge (Junior Division) at Alipore, in Title Suit no. 351 of 1981,

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whereby the said suit was Decreed on compromise on 22.12.2006, declaring the absolute right, title and interest in respect of the schedule property of the vendors.

AND WHEREAS pursuant to the said Decree dated 22.12.2006, the vendors, herein, accordingly agreed to transfer the schedule property being the land measuring about 7 Cottahs, be the same a little more or less, along with the structure standing thereon, appertaining to a portion of C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, Kolkata 700 047, police Station Jadavpur, District South 24 Parganas, properly described in the Schedule hereunder written, delineated with the Border 'RED' in the plan annexed herewith, at and for a total consideration of Rs.7,00,000/- (Rupees seven lacs) only, being the highest market price of the locality.

AND WHEREAS in terms of paragraph no. 12 of the said compromise petition of Title Suit no. 351 of 1981, the purchasers, herein, already paid a sum of Rs. 3,00,000/- (Rupees three lacs) only to the vendors on 20.12.2006 on the day of hearing of the compromise petition.

AND WHEREAS accordingly the purchasers have paid the balance consideration money amounting to Rs.4,00,000/- (Rupees four lacs) only to the vendors, on or before the execution of this deed, as per Memo of Consideration hereunder written and accordingly the vendors have delivered the possession of the said plot of land to the purchaser i.e. the schedule property, herein.

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NOW THIS INDENTURE WITNESSETH that in pursuance to the agreement for sale and in consideration of the said sum of Rs.7,00,000/- (Rupees seven lacs) only paid to the vendors well and truly by the purchasers on or before the execution of these presents (the receipt whereof the vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge for ever to the purchasers and also release the said property hereby granted and conveyed i.e. the SCHEDULE property hereunder written, the vendors do hereby grant, sell, convey, transfer, assign and assure unto and to the use and benefit of the purchasers their heirs, executors, assignee and assure unto and to the use and benefit of the purchasers free from all encumbrances and liabilities, whatsoever, ALL THAT piece and parcel of bastu land measuring about 7 Cottahs 4 chittaks 0 square feet, and the purchasers were enjoying the aforesaid 7 Cottahs 4 chittaks 0 square feet, be the same a little more or less, under C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation, being part of premises no. 128, Raja Subodh Chandra Mullick Road, Kolkata 700 047, commonly known as Garia Kachari Bari of Mandals of Bawali, within the police Station Jadavpur, District South 24 Parganas and the undivided right, title and interest of common passage or roads, abutting portion of the said plot of land properly described in the SCHEDULE hereunder written, delineated and shown with the border RED in the plan annexed herewith **OR** HOWSOEVER OTHERWISE the said land hereditaments and premises or any part thereof now are or is or heretofore were or was situate, tenanted, butted and bounded called known and numbered, described or distinguished TOGETHER WITH full and

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uninterrupted right and liability of way and passage to the purchasers their heirs, and assigns, tenants and occupiers of the said land hereby sold, conveyed over and along with the premises and also the right and liberty of laying out and taking electric cables, gas and water pipes etc. through and under the same **AND** further all sewers, drains, trees, paths, passages, walls, water, water courses, lights, rights, liberties, privileges, easements, and appurtenances, whatsoever, belong to the said land hereditaments and premises hereby conveyed or in anywise appertaining thereto or usually held and enjoyed therewith or reputed belong or be appurtenant thereto AND THE reversion and reversions, remainder and remainders and the rents, issues, and profits thereof AND ALL THE estate, right, title interest property, inheritance, use trust, claim and demand, both at law and in equity, whatsoever, of the vendors into and upon the said hereditaments and premises or any part thereof AND ALSO ALL deeds, papers, writings, puttah, documents, muniments and evidence of title, whatsoever, which inclusively relate to the said SCHEDULE property hereditaments and premises hereby granted, TO HAVE AND TO HOLD the said property hereditaments hereby granted, transferred, assigned and assured or intended so to be unto and to the use of the purchasers absolutely as forever free from all encumbrances and liabilities, whatsoever, conveyed or expressed so to be unto and to the use of the purchasers, his heirs, and assigns absolutely and forever AND THE VENDORS do hereby covenant with the purchasers that NOTWITHSTANDING any act, deed or things by the vendors or their predecessors done in title or by any person or persons lawfully or equitably claiming from under or in trust for them done executed or knowingly suffered to the contrary, the

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Sub-Registrar
Alipore, South 24 Parganas
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vendors are lawfully rightfully and absolutely seized and possessed or in khas and otherwise well and sufficiently entitled to the said property hereditaments and premises hereby conveyed or expressed so to be and every part thereof for a perform and indefeasible estate or inheritance AND THAT NOTWITHSTANDING any such act deed or things, whatsoever, as aforesaid the vendors have good right, full power, absolute authority and indefeasible title to sell, convey, transfer the said property hereditaments and plot hereby sold and conveyed or expressed so to be unto and to the use of the purchasers their heirs, executors, assigns in the manner aforesaid free from all encumbrances AND THAT the purchasers shall and may at all times hereafter peaceably and quietly to enter into and upon and hold and possess and enjoy the said property hereditaments and plot hereby granted in khas or through tenants and receive the rents, issues, and profits thereof, without any suit or trouble and without any lawful eviction interruption claim or demand, whatsoever from or by the vendors or by any person or persons lawfully or equitably claiming from under or in trust for them or any of them AND THAT FREE AND CLEAR and freely and clearly and absolutely acquitted, exonerated and released and keep indemnified of and from and against all manner of former or other title, estates, debts, troubles, attachments, liens, charges, encumbrances, whatsoever, made or suffered by the vendors or by any of his predecessors in title or any person or persons having lawfully or equitable claiming from under or in trust for the vendors or any of their predecessors in title AND FURTHER that the vendors and all persons having or lawfully or equitably claiming any estate right, title or interest in the said property hereditaments and plot or any part thereof from under and in trust for the

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District Sub-Registrar-
Sealdah, South 24 Parganas
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vendors shall and will from time to time and at all times hereinafter at the request and cost of the purchasers, their heirs, assigns do and execute or cause to be done or executed all such acts, deeds, and things, whatsoever, for further and more perfectly assuring the said land hereditaments and plot and every part thereof hereby granted unto and to the use of the purchasers their heirs and/or assigns in the manner aforesaid as shall or may be reasonably required, according to the true intent and meaning of this deed AND THAT the vendors has put the purchasers in actual possession of the said property hereby sold and transferred AND THAT the said property is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the income tax or estate duty authorities or other Government authorities, under Public demand and recovery act or any other acts or otherwise, whatsoever and that there is no certificate case or proceedings against the vendors for realisation of arrears of income tax or estate duty or other taxes or dues or otherwise under the public Demand & Recovery Act and/or any other acts for the time being in force and that the said property is not otherwise charged, mortgaged or encumbered AND THAT the said property is not affected by any notice or scheme of the Improvement Trust of the Kolkata or Kolkata Municipal Corporation or the Kolkata Metropolitan Development Authority and that no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition act, 1894, or any other acts or enactments in force AND THAT there is no impediment under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for the vendors to grant, transfer, convey, sell, assign and assure the said property unto the purchasers in the manner aforesaid AND

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District Sub Registrar
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FURTHER THAT the vendors and his heirs, executors and administrators, shall at all times thereafter indemnify and keep indemnified the purchasers, his heirs, and assigns, against any loss, damages, charges, costs and expenses, if any, suffered by reason or any defect in the title of the vendors or any breach of the covenant hereunder contained.

=:: **SCHEDULE ABOVE REFERRED TO** ::=

ALL THAT piece and parcel of bastu land measuring about 7 Cottahs 4 chittaks 0 square feet, be the same a little more or less,along with a pucca structure standing thereon, consisting of five rooms made of asbestos shed measuring about 500 square feet built up area, be the same a little more or less, under C.S. Dag no. 400, of C.S. Khatian no. 7, 8 and 9, Re. Su no.11, 19, 38 and 244, J.L. No. 28, Touzi no. 56, under Mouza Baishnabghata, within the jurisdiction of the Kolkata municipal Corporation Ward no.100, being part of premises no. 128, Raja Subodh Chandra Mullick Road, commonly known as Garia Kachari Bari of Mandals of Bawali, within the police Station Jadavpur, Kolkata-700047 ~~District~~ South 24 Parganas, delineated with the border "RED" in the plan or map annexed herewith which is butted and bounded as follows:-

ON THE NORTH : Land of Amulya Chandra Sadhukhan;

ON THE SOUTH : Land of Amarendra Nath Mondal, Azad Hind Pathagar and C.S.T.C. Bus Depot.

ON THE EAST : Kolkata Municipal Corporation Road and Land of Amarendra Nath Mondal;

ON THE WEST : Land of Panchanan Sadhukhan;

Bimal Sarkar

Bimal Sarkar. Himan Chowdhury

Contd...

District Sub-Registrar-
Uttarpara, South 24 Parganas
12/3/07

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands, seals and signatures on the day, month and year first above written.

SIGNED,SEALED & DELIVERED
BY THE PARTIES AT KOLKATA

WITNESSES:-

1. গীতশ্রীনাগ
128/B Raja S.C. Mallick Road, Kol-47
P.O. Jadavpur

2. [illegible]
[illegible]

3 Rita Saha
A/87 Kamal Narayan Colony
P.O. Jadavpur, Kol-47

4 Lily Chowdhury
[illegible]
P.O. Baruipur

5 [illegible]
[illegible]
P.O. [illegible]

6

7

Purabi Sarkar.

Himani Chowdhury.

SIGNATURE OF THE VENDORS.

Parish Chandra Nag

Tapasi Kumar Nag

Sujit Kumar Nag.

Sikha Nag.

Somu Nag.

Jubban Chandra Nag

DRAFTED BY ME :-

ADVOCATE

SIGNATURE OF THE PURCHASERS

TYPED BY ME :-

Rajia Saha

ALIPORE JUDGES'COURT,
KOLKATA 700 027

Contd...

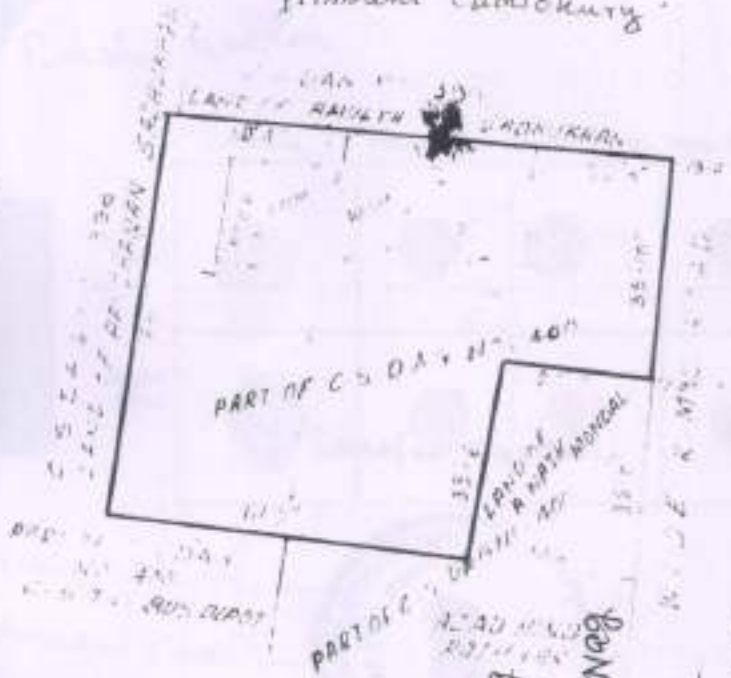
Sub-Registrar
Alipore, South 24 Parganas
12/3/07

83A

SITE PLAN OF
PREMISES NO- 128, RAJA S.C MULLICK ROAD
WARD NO-100 BOROUGH NO- X. UNDER THE K.M.C.
KOLKATA- 700047 P.S- JADAVPUR. IN THE
MOUZA - BAISHNABGHATA. J.L. NO- 28.
KHATIAN NO- 7,8 & 9 C.S DAG NO-400 (PART)
AREA OF LAND :- 7-K. 4-CH. 0-SFT (MORE OR LESS)
SHOWN IN RED BORDER. SCALE :- 1" = 25'-0"
(BULDING AREA - 500-SFT)

N

Purnima Sarkar.
Himani Chowdhury.



Sukhendra Nag
Sukanta Kumar Nag
Sikha Nag
Tapanah Kumar Nag
Sujit Kumar Nag
Rajesh Chandra Nag

Purnima Sarkar
Himani Chowdhury

27

26

Jhumar Sarkar

Junior Sub-Registrar
Jaynagar, South 24 Parganas
12/3/07

Book No. I
Volume No.
Page
Being No. 01588
Year 2007

	Thumb	First Fingure	Middle Fingure	Ring Fingure	Small Fingure
Left Hand					
Right Hand					

Name : Ruali · sarkar.

Signature : Ruchi sarkar

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Left Hand					
Right Hand					

Name : Himani chowdhury.

Signature : Himani chowdhury.

	Thumb	First Fingure	Middle Fingure	Ring Fingure	Small Fingure
Left Hand					
Right Hand					

Name : SRI PARESH CHANDRA NAG

Signature : Paresh Chandra Nag

Justice Bob Reglarski
Illinois, Fourth Judicial District
12/3/07

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Left Hand					
Right Hand					

Name : SUBHAS CHANDRA NAG

Signature : Subhas Chandra Nag

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Left Hand					
Right Hand					

Name : Tapash Kumar Nag

Signature : Tapash Kumar Nag

	Thumb	First Fingure	Middle Fingure	Ring Fingure	Small Fingure
Left Hand					
Right Hand					

Name : SRI SUJIT KUMAR NAG

Signature : Sujit Kumar Nag

Alipore Sub-Registrar
Alipore, South 24 Parganas
12/3/07

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Left Hand					
Right Hand					

Name : SRI: SUSANTA KUMAR NAG

Signature : Susanta Kumar Nag

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Left Hand					
Right Hand					

Name SRJ. SETU NAG

Signature : Setu Nag

	Thumb	First Fingure	Middle Fingure	Ring Fingure	Small Fingure
Left Hand					
Right Hand					

Name : SMT. SIKHA NAG.

Signature : Sikha Nag.

Additional Sub-Registrar
Jadavpur, South 24 Parganas
12/3/07