

A. D. S. R. Dhaniakhali

THIS DEED OF CONVEYANCE made this '2." day of June. Two Thousand Six BETWEEN JUGAL CHANDRA BERA, S/O Suryakanta Bera, By Caste - Hindu, Indian Citizen, By occupation: Agricultural Income, residing at Radhaballavpur, P.S.: Dhaniakhali, Dist. Hooghly, hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and to include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

Mr. MADHUSUDAN GOENKA son of Mahabir Prasad Goenka. by

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L.R. DAG NO 1849 11 Safet

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faith Hindu, Indian Citizen, by occupation Business, residing at 386, Block 'G', New Alipore, Kolkata 700053, hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS ALL THAT piece and parcel of Agricultural land measuring 11 Satak comprised in revisional settlement Dag No. 1645. under Revisional Khatian No. 307, L. R. Dag No. 1645, under L.R. Khatian No. 183 at Mouja-Kanajuli, J. L. No. 174 within the P.S. Dhaniakhali and in the District - Hooghly, and within the abmit of Dhaniakhali

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Gram Panchayet, morefully and particularly described in the schedule hereunder originally belonged to Mr. Badalich . Ghosh 5/0 Manim Chandra Ghoishin of Shippomere, Dist. : Hooghly as per R. S. ROR.

AND WHEREAS the said Mr. Badal .... Ghoshi sold his property by way of Registered sale deed being No. 5687 dated 8.7.1974 (which was Registered at S.R. Dhaniakhali, Hooghly in favour of Jaydeb Shaw S/O Sital Chandra Shaw at Radhaballavpore, P.S. Dhaniakhali, Dist. Hooghly.

AND WHEREAS THE said Jaydeb Shaw sold conveyed and transferred in respect of Schedule mentioned property by way of Registered Deed of Conveyance being No. 3288 dated 13.6.1983, which was registered at S.R. Dhaniakhali, Hooghly, in favour of Sri Jugal Chandra Bera.

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AND WHEREAS by way of sale Deed the vendor absolute owner of said scheduled mentioned property and after the obsolute ownership of the property the Vendor agreed to sale to the Purchaser morefully and particularly described in "Schedule" hereunder written and demarcated in the annexed plan or map herewith forms a part of this deed and therein bordered 'RED' colour lines to the Purchaser.

AND WHEREAS due to some urgent need of money the present Vendor decided to sell the said property at or for the Price of Rs. 50,000/- (Rupees Fifty Thousand) only, the present market value and the said property is free from all sorts of encumbrances, charges, liens whatsoever.

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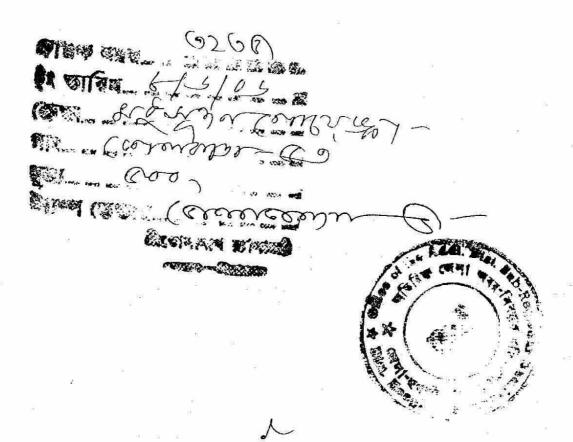
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NOW THIS INDENTURE WITNESETH that in pursuance of consideration of the sum of Rs. 50,000/- (Rupees Fifty Thousand) only, paid to the Vendor by the Purchaser on or before the execution of these presents the receipt whereof the Vendor do hereby acknowledge and admit and every part thereof do hereby acquit, release and forever discharge the Purchaser and also the said property the Vendor hereby grant, convey, transfer, assign and assure unto the Purchaser free from all encumbrances, whatsoever all that the said property fully mentioned in the Schedule written hereunder together with all rights, title, interest, claims and demands, whatsoever, both of law and equity of the Vendor into or upon the said property and every part thereof together deeds, pattas, and evidence of title if any

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therein after shall or may be in the possession of the Vendor or any person or persons, he can procure the same without any action or suit at law or equity TO HAVE AND TO HOLD the said property hereby transferred or expressed or intended to be together with all its rights, title, interest unto and to the use of the said Purchaser absolutely and forever free from all encumbrances, and liabilities whatsoever and the Vendor do hereby covenant with the Purchaser that notwithstanding any act, deed and hereto before done, executed and knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defect in the title

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whatsoever and that the Vendor has full power and absolute authority to sell the said property in the manner aforesaid and the Purchaser hereafter will enjoy peaceful possession and will peaceably and equitably hold, possess and enjoy the said property and every part thereof and receive the rent, issues and profits thereof, without any lawful hindrance, eviction or any claims and demand whatsover from the Vendor or any person or persons claiming under him and further that the Vendor covenants with the Purchaser to save harmless and indemnify and keep indemnified the Purchaser or any person or persons claiming under him from and against all encumbrances and charges, whatsoever and the Vendor further covenants that they shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such acts, and deeds, things

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whatsoever for further or more perfectly conveying and assuring the said property and every part thereof unto and to the use of the said Purchaser in the manner aforesaid according to the true intent and meaning of the Deed.

## SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Agricultural land measuring 11 Satak comprised in revisional settlement Dag No. 1645, under Revisional Khatian No. 307, L. R. Dag No. 1645, under L. R. Khatian No. 183 at Mouja-Kanajuli, J. L. No. 174 within the P.S.: Dhaniakhali and in the District - Hooghly, and within the ambit of Dhaniakhali Gram Panchayet.

The property is butted and bounded by as follows:

On the EAST

: Dag No. 1644

On the WEST

Dag No. 1555

On the SOUTH

Dag No. 1639

On the NORTH

: Dag No. 1646

The proportionate annual landed tax Re. 1/- pay to B.L.& L.R.O. Dhanikhali Office, Govt. of West Bengal.

IN WITNESSES WHEREOF the parties herein put each of their signatures, the day, month and year above mentioned. SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:



M. Disi Bab-Regired

## MEMO OF CONSIDERATION

Received Rs. 50,000/- (Rupees Fifty Thousand) only from Purchaser.

Received Rs. 30,000/- (Rupees 1 my Thousand) only from Purchaser.	
WITNESSES:	
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2. SIGNATURE OF THE CONFIRMING PAR	TV
IN WITNESSES WHEREOF the parties herein put each of their signature	
•	
the day, month and year above mentioned. SIGNED SEALED AND DELIVER	ED

IN THE PRESENCE OF:

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2. An asservation

SIGNATURE OF THE VENDOR

SIGNATURE OF THE CONFIRMING PARTY

Ten Fingers impression in page &(Nine) attach with this Deed

SIGNATURE OF THE VENDOR

Drafted by me : //

Advocate,

Regn. No . F/734/71/93

Serampore Court

Purnenda Mushrijea

Typed by

Serampore, Hooghly

Note: In the First Page the date of
Execution is over written & in
the Thind Page's Second line
"Badal Ch. Ghosh S/o Mahim Chandra"
& Third line "Ghosh of Sibpore" & also
Fourth line "Badal Ghosh" & also Fifth
Line "1974" and Being No. "5687" is
written "Dobora".

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