

पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

49AB 090292

Ref : Bengali Kobala dated 25th day of Ashar 1398
Corresponding to 10th July, 1991 Deed No. I – 10737 for the year 1991

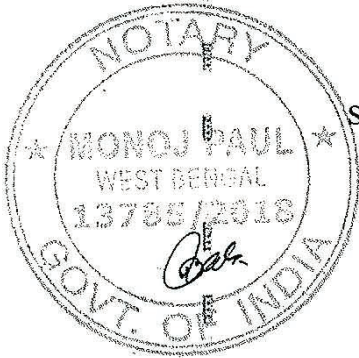
Translate Bengali to English Language

DEED OF CONVEYANCE

{Valued Rs. 52,000/- (Fifty Two Thousands) only}

PURCHASERS : 1. Sri Gopal Pramanik son of Sri Ajit Pramanik
2. Sri Upen Hazra son of Late Bihari Hazra
Both by faith Hindu, by Occupation Business
Address : Kalikapur, P.S. Kasba, Kolikata – 78

SELLER : Smt. Bina Pani Sana
Wife of Sri Bidhu Bhusan Sana
By faith Hindu, by Occupation Housewife
Address : Baruipur, P.S. Baruipur, South 24 Parganas



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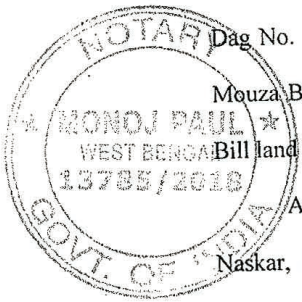
A piece of Bill Land togetherwith all easement right thereto free from all encumbrances is the subject matter of this Sale Deed.

The Bill land within District South 24 Parganas P.S. & Sub-Registry Office Sonarpur, Pargana Kolikata Touzi No. 413, R.S. No. 227, J.L. No. 8, Mouza Bhagabanpur Gram comprised in old Collectorate Settlement Khatian 13 and present Revisional Settlement Khatian 163 and in present Dag No. 534 and 516 morefully described in the Schedule hereunder written and shown in Plan annexed herewith and marked with Red Border and other property was belong to the father of myself, the Seller herein, namely Bijoy Krishna Ray and his two brothers who had been jointly seized the said property.

The said Bijoy Krishna Ray and his two brothers subsequently for their better enjoyment in occupation of their said land entered into a Deed of Partition in the year 1951 registered before the Alipore Sub Registry Office recorded in Book No. 1, Volume No. 36, Pages from 34 to being Deed No. 1562 whereby they partitioned their said property.

According to the said Deed of Partition, my father the said Bijoy Krishna Ray, since deceased, got the Bill land measuring about 61.39 Acre comprised in old Dag Nos. 394, 395, 396, 397, 398, 399, 400 and 408 under Khatian 13 and present Dag No. 513, 514, 515, 516, 517, 518 and 519 under present Khatian No. 163 at Mouza Bhaganpur and became the absolute owner, possessor and occupier of the Bill land free from all encumbrances.

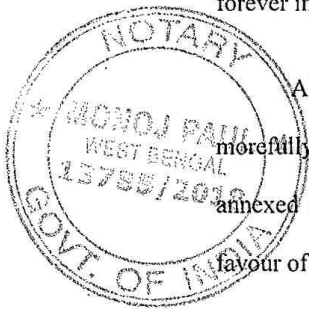
At present myself and my other three sisters namely Smt. Kanak Prava Naskar, Smt. Nil Prava Naskar and Smt. Kamala Mondal subsequently for our better enjoyment in occupation of their said land left by my deceased father entered into a Deed of Partition in the year 1953 registered before the Alipore Sub Registry Office recorded in Book No. 1, Volume No. 30, Pages from 180 to 184 being Deed No. 1652 for the year 1953 whereby we partitioned our said property.



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According to the said Deed of Partition, myself got the 1/4th share of the land left by my deceased father equivalent to 15.34 ¼ Acre demarcated Bill land out of the said 61.39 Acre and became the absolute owner, possessor and occupier of the same free from all encumbrances and without any claim of any other person.

Now I, the Seller herein, due to my lawfully reason and urgent need of money have declare to sell 26 Bighas of land out of my 15.34 ¼ Acre demarcated Bill land togetherwith all easement rights therein, morefully described in **SCHEDULE** hereunder written and shown in Plan or Map annexed herewith and marked therein with Red Border and being aware of such intention and desire, you, the Purchaser herein, agreed to purchase the said land and approached me to purchase the same at or for total consideration of Rs. 52,000/- (Fifty Two Thousands) only and considering your said proposal be justified I, the Seller herein, agreed to sell the said land morefully described in **SCHEDULE** hereunder written and shown in Plan or Map annexed herewith in favour of you at or for total consideration of Rs. 52,000/- (Fifty Two Thousands) only and today on being received the full consideration of the land and to acknowledged the same do hereby executing the present Deed by acquitting releasing and discharging the said land forever in favour of you and in your name on the following terms and conditions :-



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All the right, title, interest and possession of the said land hereby sold morefully described in **SCHEDULE** hereunder written and shown in Plan or Map annexed herewith acquired by me till this day do hereby vested from this day in favour of you. It shall be lawful for you at all times hereafter subject to nevertheless upon compliance of the rules and regulations applicable under the law and of the covenant of the you and your legal heirs hereunder peaceably and quietly to enter into and upon and hold possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, interruption, disturbance claim or demand whatsoever from or by myself, the

Sellers herein, and/or my legal heirs or anybody else, or any person or persons having or lawfully or equitably claiming any right, title and interest whatsoever in the said land from through or under or in trust for me and that free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by us well and sufficiently saved, defended, kept harmless and indemnified, against all charges and encumbrances, whatsoever made done executed occasioned or knowingly suffered by me.

I have good and absolute right, title and interest in the said land as mentioned in the second schedule hereunder written hereby sold by this present without any claim, right, title and interest of any other person or persons claiming under or in trust for me and no notice case, application and / or appeal and any kind of agreement is pending in connection with the said land and I did not receive any money from any person for selling out the said land at any point of time and I have marketable title to the said land hereby sold by this present free from all encumbrances, liens and lispensens, charges, attachments and trust whatsoever or howsoever.

If any of the declarations made by us as aforesaid is found to be false, we shall bound to compensate you with interest and the law will take own course against me.

If any mistake is found in preparing this Deed, I shall be bound to make arrange to modify the same by executing Rectified Deed and to cause registered the same at your cost.

Thus by the aforesaid manner I willfully and in full sense has executed this Deed after receiving the full consideration from you being the value of land as mentioned in the Schedule hereunder written by putting my signatures herein this Deed on this day of 25th Ashar, 1398 corresponding to 10th July 1991.



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SCHEDULE OF LAND

A piece of land measuring about 26 Bighas out of 15.34 $\frac{3}{4}$ Acre out of 61.39 Acre of land at Mouza Bhagabanpur appertaining to District Collectorate Touzi No. 413, R.S. No. 227, J.L. No. 8 within District South 24 Parganas, P.S. and Sub-Registry Office Sonarpur, Pargana Kolikata is the sold property of this Deed. The annual rent/khajna of it is Rs. 79.30 and out of the following lands comprised in various old and present Dag Nos. under old Khatian No. 13 and present Dag No. 163

Old Dag No.	Present Dag	Measurement of Land
394	513	.81
395	514	1.32
396	516	27.94
396	515	29.54
397	517	.21
398	518	.47
399	519	.33
400	520	.26
408	534	.51

Total 61.39 Decimals

the land comprised in old Dag No. 396 and 408 present Dag No. 516 and 534 shown in Plan annexed herewith and marked with Red border measuring about 26 Bighas marked with Plot D-3 out of my share in the said Dags measuring about about 15.34 $\frac{3}{4}$ Acre is the sold property of this Deed.

BOUNDARY

On the North : Plot No. C

On the South : Other's Land

On the East : Plot No. D-2

On the South : Plot No. D-4



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Memo of consideration

Received Rs. 52,000/- (fifty two thousands) only in cash.

S/d Bina Pani Sana

Drafted by

S/d Asit Ranjan Bosu
Deed Writer
Alipore, Kolkata-700027

Witnesses

s/d Sri Nirapada Mondal
Goala Bati, P.S. Sonarpur
South 24 Parganas

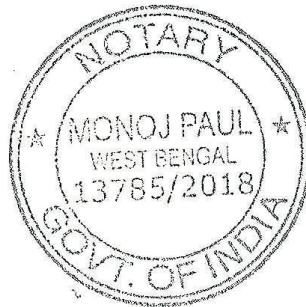
s/d Sri Parimol Mondal
22, Garfa Sitala mandir Road,
Kolkata-75

s/d Sisir Kumar Mondal
Goala Bati, P.S. Sonarpur
South 24 Parganas

s/d not readable

Typist

s/d Sri Tapan Manna
Alipore, Kolkata 27



ATTESTED BY ME

M. Paul
MR. MONOJ PAUL
NOTARY, GOVT. OF INDIA
REGD. NO.- 13785/2018
ALIPORE COURT, W.B.

20 MAR 2021