



Under Rule 23 of
the Indian Stamp
Act as amended by Act II
of 1911 and Section 32 (1) of the
Stamp Improvement Act 1911
Serial I.A. No. 23

Rs. 216 P.M.

Stamp duty paid under the Indian
Stamp Act as amended by Act III
of 1899 and also as amended by
the Stamp Amendment Act of 1911
Stamp Duty paid under the
Stamp Improvement Act 100.00

Paid in Excess.....

Total..... 316.00

Less Paid.....

At 31.50
W 1.50
33.00

Stamp duty of 31.50
W 1.50
33.00

THIS INDENTURE made this 12th day of July in the year
One thousand nine hundred and seventy-five B E T W E E N M/s.
EAST CALCUTTA LAND DEVELOPMENT COMPANY (PRIVATE) LIMITED, a
private limited company registered under the Companies Act 1956
having its registered office at premises No.88, Matheswartolla
Road, Police Station Jadavpore now Tiljala District 24-Parganas
hereinafter called and referred to as the "VENDOR" (which
expression unless excluded by or repugnant to the context shall
be deemed to include its executors legal representatives, admi-
nistrators and successors-in-office) of the ONE PART AND M/s. DIAMOND
TANNERY & CO., a partnership firm registered under the Indian

2676(5)
Sub-Registrar Alipur
12th, July 1975

for a certificate
of death, and the date of death
is 13th July 1975
Sub-Registrar Treasury Alipur



2676(5)

200/-

4/-

4/-

4/-

1/-

1/-

16/-

12.30 P. M. on the 12th
day of July 1975 at the Office of
the Joint Sub-Registrar Alipur at
Alipur by Yulin Chen
Executive of Claimant or attorney

— yulin chen

Yulin Chen

Yulin Chen
Son/Wife of as for
East Calcutta Land Development
Company Private Limited
Thana Or 8 & 9 Mathewella
District Or Calcutta Rai
Caste

For East Calcutta Land Development Co. Private Ltd.

Subela
Director

✓ Yulin Chen

WT 85

Mr. Ismail Haque

Subela
Son/Wife of as for
Thana Or 13 Daya Bazar
District Or Calcutta
Caste

Yulin Chen
Son/Wife of as for
Thana Or 13 Daya Bazar
District Or Calcutta
Caste



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Partnership Act, 1932 having its registered office at 92A Matheswartolla Road, Police Station formerly Jadavpore now Tiljala District 24-Parganas hereinafter called and referred to as the "PURCHASER" (which expression unless excluded by or repugnant to the context shall be deemed to include its executors legal representatives administrators and successors-in-office) Of the OTHER PART.

W H E R E A S the piece and parcel of land comprising an area of '87 decimals appertaining to Dags No.671 and 671/889 of Khatian No.221 of Mouja South Tangra, J.L. No.5 within Division 4, Sub-Division 'N', Dihi Panchannagram under 24-Parganas Collectorate Touzi No.1298/2833 had been held by one Kishori Mohan Nayak as proprietor on payment of annual sadar Jama of annas eight to the Collector 24-Parganas AND WHEREAS during the period of his possession as such as absolute owner the property aforesaid was put up for sale by public auction in K.M. Sale Case No. — — —

— at the instance of the Collector 24-Parganas AND WHEREAS Ram Chandra Shaw purchased the property aforesaid in the said public auction sale held on 22.4.52 at the highest bid of Rs.850/- (Rupees Eight hundred and fifty) only AND WHEREAS on the sale as above having been confirmed by the Collector 24-Parganas the said Ram Chandra Shaw as purchaser in the said auction sale obtained a sale certificate and on his application for delivery of possession of the property, possession was delivered on 20.8.52 through Court.

12/1/13
S. S. L. & Co.
Bankers & Discounters
12/1/13

For Rs. 10/-
Date 12/1/13
24-Parganas Treasury, Alipore



12/1/13
S. S. L. & Co.
Bankers & Discounters



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in Case No.176-52-53(XII) and the said Purchaser said Ram Chandra Shaw got his name mutated in the Khas Mahal office on 3.12.52 in Mutation Case No.937/52-53 AND WHEREAS the said Ram Chandra Shaw as Purchaser in the auction sale above referred to by virtue of such purchase, delivery of possession and mutation of his name as above had been exercising all the rights ownership and possession of his own right as absolute owner AND WHEREAS subsequent to the said purchase a portion of the land was acquired by the Corporation of Calcutta for extension of Dhapa Square Miles Scheme leaving an area of 16 (sixteen) Cottahs, more or less, in the possession of the said Ram Chandra Shaw AND WHEREAS the Vendor purchased the said land from Ram Chandra Shaw by a registered Kobala dated 4.12.74 which was registered at the Sub-Registry office Alipore and noted in Book No.I, Volume No.165, Pages 293 to 300, Being No.6135 for the year 1974 and the Vendor while seised and possessed the said land fully described in the Schedule below agreed to sell the said and the Purchaser also agreed to purchase the same at the fixed price of Rs.5,000/- (Rupees five thousand) only free from all encumbrances.

*Land O
Deed No. 6135/1974*

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.5,000/- (Rupees Five thousand) only of the lawful money of the Union of India paid by the Purchaser to the Vendor on or before the execution of these

28675



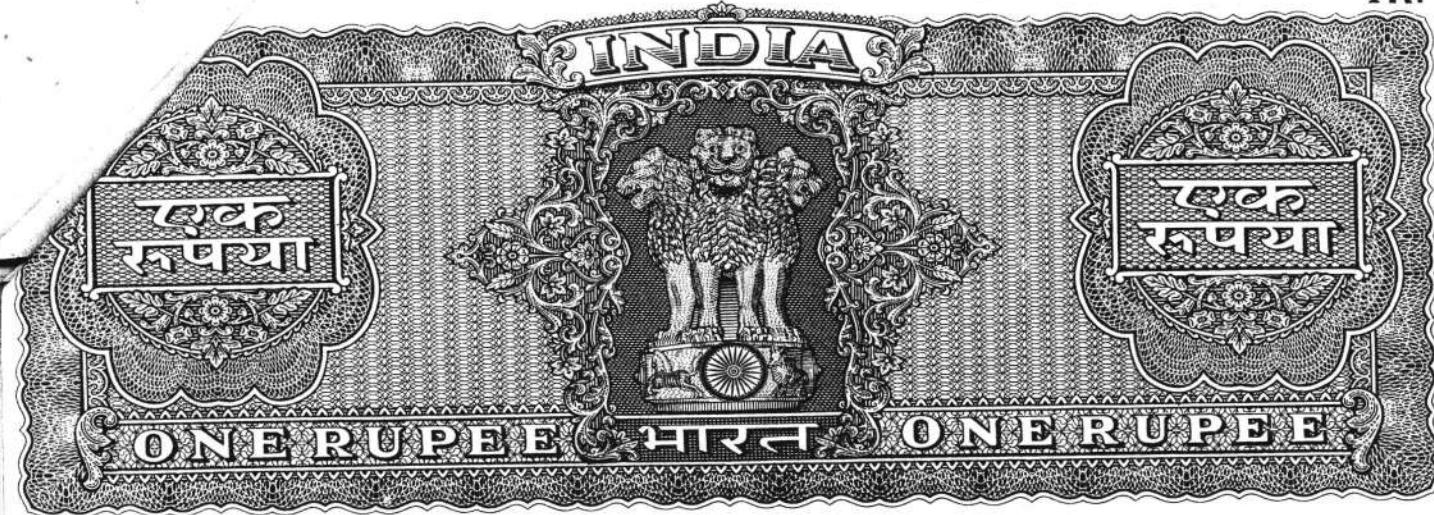
1927-1928



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presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder given admit and acknowledge and of and from the same and every part thereof doth hereby release and discharge the Purchaser) the Vendor doth hereby grant transfer convey sell and assign unto the Purchaser the said land fully described in the Schedule below OR HOWSOEVER OTHERWISE the said land and every part thereof now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished together with all yards drains water-courses paths passages lights liberties easements privileges appendages and appurtenances whatsoever to the said plot of land belonging or in anywise appertaining thereto or with the same and every part thereof and the reversion or reversions remainder or remainders rents issues and profits thereof AND ALL the estate right title interest property claim and demands whatsoever both at law and in equity into upon and out of the said plot of land and every part thereof together with all deeds pottahs muniments of title whatsoever in anywise relating to or concerning the same which now are or hereafter shall or may be in the possession power or control of the Vendor or or any person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby granted transferred conveyed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances

266 (5)
Date 11/1/1967
Name of the place Mysore
Date 11/1/1967
Time 10:00 AM
24-Pargana



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subject to the payment of annual revenue to the Collector
 24-Parganas representing the State of West Bengal, taxes and
 rates to the Corporation of Calcutta and other legal impositions
 payable under the directions of any statutory authority or local
 body in respect of the said plot of land AND the Vendor doth
 hereby covenant with the Purchaser that notwithstanding any act
 deed or thing by the Vendor or any of its predecessors-in-title
 done executed or knowingly suffered to the contrary the Vendor
 is now lawfully rightly and absolutely seised and possessed of
 or otherwise well and sufficiently entitled to grant transfer
 or convey for a perfect and indefeasible estate of inheritance
 the said land without any manner or condition use trust or other
 thing whatsoever to alter defeat encumber or make void the same
AND THAT notwithstanding any such act deed or thing whatsoever
 as aforesaid the Vendor is now in good title right and full
 power to grant the said land unto and to the use of the Purchaser
 who shall and may at all times hereafter quietly and peacefully
 possess and enjoy the same and receive the rents issues and
 profits thereof without any lawful eviction interruption claim
 or demand whatsoever from or by the Vendor or any person or
 persons lawfully or equitably claiming from under or in trust

BY WITNESS WHEREOF the Vendor hath hereunto set and

Mr.
Sols to Mr.
on 22nd Dec 1916
For Rs.
Date Camp Clerk,
M. P. Bankas Treasury, Alipur

for the Vendor AND THAT the Purchaser shall remain absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the Vendor or any of its predecessors-in-title or any person lawfully or equitably claiming from under or in trust for the Vendor and the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such deeds matter and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land forming a portion of Dags No.671 and 671 of Khatian No.221 within Division 4, ⁸⁸⁹ Sub-Division 'N', Dihi Panchannagram under 24-Parganas Collectorate Touzi No.1298/2833 of Mouja South Tangra, J.L. No.5, Police Station formerly Tollygunge thereafter Jadavpore now Tiljala, District 24-Parganas formerly under Tollygunge Municipality now under the Corporation of Calcutta but unassessed and premises No. has not yet been assessed comprising an area of 16 (sixteen) Cottahs more or less, known as Holding No.160, Annual revenue payable to the Collector, 24-Parganas is '50 P. (Paise fifty) which is butted and bounded as follows:

16
On the North - C.S. Plots No.668 and 868,
On the East - C.S. Plots No.668 and 868
On the South - C.S. Plot No.672
and On the West - C.S. Plot No.670.

IN WITNESS WHEREOF the Vendor hath hereunto set and



~~22/2/3~~

and subscribed its hand and seal the day month and year
first above written.

SIGNED SEALED AND DELIVERED
at Calcutta in the presence of

WITNESSES:

1. Ram Kalyan Palani
23. excess Row. col. 1)
2. Md. Yahammul Haque
P. 13 Darya Rd. Col-17.

YU LIN CHEN

MEMO OF CONSIDERATION

Received from the within-named Purchaser the within
mentioned sum of Rs.5,000/- (Rupees five thousand) only
being the full consideration money in the manner following :-

Rs. 5,000/-

WITNESSES

1. Ranu Kalyan Palit
2. Md. Tahammul Haque

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YU LIN CHEN -
Director.

Typed by me,
Mira Didi.
Typist,
32 Beckbagan Row,
Calcutta-17.



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DATED THE 12 / 1 - DAY OF JULY 1975

BETWEEN

M/s. EAST CALCUTTA LAND DEVELOPMENT
COMPANY (PRIVATE) LIMITED

AND

M/s. DIAMOND TANNERY & CO.,

CONVEYANCE

Book No. 1
Volume No. 1
Page No. 293
Date 29.3.1975
Total 351.300/-

No. 1-50

PS Group Realty Pvt. Ltd.

Ank Saini

(Constituted Attorney / Authorised Signatory)