

4046

3512 750Rs.



under Rule 11
for the Indian Stamp
Act as amended by Act II
of 1922 and Section 32 of the
Stamp Improvement Act, 1911
Schedule I.A. No. 23

Rs. 636.00

Stamp duty paid under the Indian
Stamp Act as amended by Act II
of 1922 and also as amended by
the Stamp Improvement Act, 1911

V.B. Stamp Amendment Act, 1911

Additional Duty paid under

Stamp Improvement Act, 1911 240.00

Paid in Excess

Total 876.00

Net Paid

A 73-50
W 1.50
75.00

Stamp of the Government of India
at Patna

THIS INDENTURE made this the 12/4- day of July in the year
One thousand nine hundred and seventyfive BETWEEN 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 legal representatives, administrators
executors and successors-in-office) of the ONE PART AND M/s
DIAMOND TANNERY & CO., a partnership firm registered under the

ok

— yu lin chen.

[Handwritten signature]

Julien Chen
Sgt. Major of the 1st Battalion
East Ceylon Land Development
Company (Private) Limited
Thiruvananthapuram District
Cantonment

12/1/54
RECEIVED
BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

Y. Lin Chen
Director.
Yu Lin Chen

NO. 1000
Date
Hug. 10
Place
District
Dr. G. C. C. C.

Md. Iqbalul Haque



- 2 -

Indian Partnership Act, 1932 having its registered office at 92A Matheswartolla Road, Police Station 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 legal representatives administrators executors and successors-in-office) of the OTHER PART.

W H E R E A S Manmatha Nath Khatick purchased in Revenue Sale in auction under Act XI of 1859 dated 20th March, 1952 in K. M. Sale Case No.16 of 1952-53 (19A) all that one Bigha 15 (fifteen) Cottahs and 21 (twentyone) square feet of Madhya Satyadhikari Chirasthai Mekarari Revenue paying land being Holding No.162 Sub-Division 'N', Division 4, Dihi Panchannagram under Govt.Touzi No.1298/2833 recorded in Khatian No.171 comprising Plot No.672 with an area of 0'77 acre in Mouja Tangra, J.L. No.5, Police Station formerly Jadavpore now Tiljala District 24-Parganas AND WHEREAS the possession whereof was duly delivered to the said Manmatha Nath Khatick by beat of drum AND WHEREAS the name of the said Manmatha Nath Khatick had been mutated in the Collector of Rent Roll of Panchannagram vide L.R. Case No.138 and 139 of 54-55 AND WHEREAS the said Manmatha Nath Khatick was absolutely seised and possessed of or otherwise well and sufficiently entitled to all that the said land and premises fully described in the below AND WHEREAS the Vendor purchased from its the then owner Manmatha Nath Khatick all that piece and parcel of Madhya Satya-

2798/9
Sold to Mr. *[illegible]*
of *[illegible]*
Stamp Clerk
H. Pargament Treasury; Allene



[illegible text]
[illegible text]



- 3 -

Satyadhikari Chirasthai Mokarari Revenue paying land containing an area of 1 (one) Bigha 15 (fifteen) Cottahs 21 (twentyone) square feet be the same a little more or less which was recorded in Khatian No.171 comprising C.S. Plot No.672 with an area of 0'77 acre in Mouja Tangra fully described in the Schedule below by virtue of a registered kobala dated 21.12.74 which was registered at the office of the District Registrar at Alipore and noted in Book No.I, Volume No.196 Pages 229 to 236 Being No.8595 for the year 1974 and thereafter the Vendor mutated its name in the Khas Mahal vide L.R. Case No.244(IV)74-75 AND WHEREAS the Vendor while seised and possessed of the same agreed to sell and the Purchaser also agreed to purchase the same at the fixed price of Rs.12,000/- (Rupees twelve thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.12,000/- (Rupees twelve thousand) only of lawful money of the Union of India th the Vendor paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby release and discharge the Purchaser as well as the said land) the Vendor doth hereby grant convey transfer assign and

[illegible]

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Chet.

REGISTRATION BY AIRPORT AT ALBANY
 FILE IN PORTLAND



- 4 -

assure unto the Purchaser absolutely and free from all encumbrances the said land fully described in the Schedule below and for the sake of brevity referred to as the said land together with all yards ancient and other lights walls ways paths passages sewers drains waters water-courses and all manner of rights privileges easements advantages appendages whatsoever of the Vendor to the said land or any part thereof belonging or with the same or any part thereof now are or heretofore were held used occupied or enjoyed and the rents issues and profits thereof AND ALL the estate right title interest inheritance possession property claim and demand whatsoever both at law and in equity of the Vendor unto and upon the said land and every part thereof with the appurtenances AND ALL deeds pattahs muniments writings and evidences of title which exclusively relate to the said land or any part thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use

2698(6)

COPIES TO MR. [illegible]

42 A. M. [illegible]

of [illegible]

[illegible]

[illegible]

Treasury; Alipwa



1911

of the Purchaser absolutely and forever AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed matter or thing whatsoever by the Vendor made done executed or knowingly suffered to the contrary the Vendor now hath good right and full and absolute power authority and indefeasible title to grant and convey the said land and ever part thereof hereby granted or conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and every part thereof 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 through under of in trust for the Vendor or under any of its predecessors-in-title AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged saved harmless and kept indemnified against all estates and encumbrances created by the Vendor or any person or persons as above-said AND THAT free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said land or any part thereof from the Vendor in trust for 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 acts deeds matters and things whatsoever for further better or 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 Madhya Satyadhikari Chirasthai



6-12-12/23

Mokarari Revenue paying land containing an area of 1 (one) Bigha 15 (fifteen) Cottahs and 21 (twentyone) square feet be the same a little more or less comprising Holding No.162, Sub-Division 'N', Division 4, Dihi Panchannagram under Touzi No.1298/2833 and during the time of District Settlement operation in the year 1928 this particular property was recorded in Khatian No.171 comprising C.S. Plot No.672 with an area of 0'77 acre in Mouja Tangra, J.L. No.5, Police Station formerly Jadavpore now Tiljala, Sub-Registry office Alipore in the District of 24-Parganas within the jurisdiction of the Corporation of Calcutta, annual revenue is 12 annas 9 pies i.e. '85 paise payable to the Collector, 24-Parganas which is butted and bounded as follows :-

35.02
On the North - C.S. Plots No.670 and 671,
On the East - C.S. Plot No.888,
On the South - C.S. Plots No.674 and 867
On the West - C.S. Plot No.673.

OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is or at any time heretofore were or was situated butted bounded called known numbered described or distinguished In this connection it may be stated that the Corporation of Calcutta has not assessed the land as yet.

IN WITNESS WHEREOF the Vendor hath hereunto set 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

For East Calcutta Municipal Corporation Co. Private Ltd.

Y. D. Lin Chen
Director
Y. D. LIN CHEN

1. Ramesh Chandra Pal

2. B. S. Chandra Pal

Md. Yehannul. Haque

1.13 Banga Rd, Cal-17.



2 10/12/13
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MEMO OF CONSIDERATION

Received from the within-named Purchaser the within mentioned sum of Rs.12,000/- (Rupees twelve thousand) only being the full consideration money in the manner following :-

By Cash ----- Rs.12,000/-

Rs.12,000/-

(Rupees twelve thousand) only.

WITNESSES

1. Ram Kalyan Pahari
2. Md. Gahammul. Hagne

A

For East India Co. Private Ltd.

Yuli Chen

Director

YU LIN CHEN

Typed by me,

S. S. S. S.

Typist,
32 Beckbagan Row,
Calcutta-17.



1921/22
BIBLIOTHEQUE
MUSEE DE L'ART ET D'HISTOIRE

DATED THE 12/12- DAY OF JULY 1975

B E T W E E N

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

AND

M/s. DIAMOND TANNERY & CO.

C O N V E Y A N C E

PS Group Realty Pvt. Ltd.

Ankur Sankh

(Constituted Attorney / Authorised Signatory)

Book No. 14.
Volume No. 14.
Pages 14.
Serial No. 14.
The year 19 14.

RECEIVED BY ALPESH CHANDRA
14/12/75