

4046

3572 750 Rs.



under Rule 13  
for the India Solar  
Co. is amended by Act 13  
of 1911 and Section 32 (1) of the  
India Improvement Act, 1911  
Schedule I.A. No. 23

Rs. 636 P. 22

Imp Duty paid under the 1890  
Imp Act as amend'd by the  
1899 and also as amend'd  
V.B. Stamp Amendment  
Additional Duty paid under  
Volunteer Improvement A. 240.00

Paid in Excess.  
Total 876.09

Fee Paid...

134 13-50  
- 50  
75-00

**YANAKA IN ALPARE AL "LUGO"  
MATA-PI-PATRIMONI.**

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

ok

RECEIVED 26.9.87 (b)  
SOLD TO Mr. M. S. ~~Malik~~  
27th March 1987  
S. R. T. ~~Malik~~  
24-PARCEL TREASURY ALLAHABAD

RECEIVED  
27th March 1987

26.9.87 (4) 130/-  
60/-  
60/-  
876/-

REFD 12th  
July 75  
Mr. ~~Malik~~  
Aligarh  
Yulin Chen

RECEIVED  
12th  
Mr. ~~Malik~~  
Aligarh  
Yulin Chen

— yulin chen.

Mr. Chen

Yulin Chen  
Spouse of Mr. Deenabur per  
East Calcutta Land Development  
Company (Private) Limited  
1 & 2 Morris Waralla Road  
District Calcutta

Mr. Deenabur

Mr. Deenabur  
Husband of  
Yulin Chen  
Director  
Mr. Deenabur

Mr. Deenabur  
East Calcutta Land Development Co. Private Ltd.

Yulin Chen  
Director  
Yulin Chen

16785



Md. Johammal, Wague



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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 Mokarari 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 andsufficiently 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-

1088 (6)

Sent to Mr. [unclear]  
Mr. [unclear] Stamp Clerk  
Parcels Treasury, Allentown

ALBONI & CO.  
1088 (6)



- 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 to 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

269.8 (4)

269.8 (4) 100.  
272.11. 100. 100.

60%  
100% debt.

269.8 (4) 100.  
272.11. 100. 100.



- 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)

Sold to Mr.

92A. 1st Street, Allpuz

of

1st Street, Allpuz

for

Treasury, Allpuz

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



12/12/12

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 :-

On the North - C.S. Plots No.670 and 671,  
On the East - C.S. Plot No.838,  
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 Merchant Co. Private Ltd.

*Yukio Chen*  
Director  
YU LIN CHEN

M. M. Khan Tangra P. M. A.

23/12/1947 (20.12.47)

Md. Yakkund. Haque  
113 Tangra Rd, Cal-17.

15/12/13

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

For East Calcutta Engineering Co. Private Ltd.

1. Ram Sealyan Palan
2. Md. Yakhannul Haque

*Yakhannul Haque*

*Director*  
*YU LIN CHEN*

Typed by me,  
*Subrata Chakraborty*,  
Typist,  
32 Beckbagan Row,  
Calcutta-17.

1926-1927



DATED THE 12<sup>th</sup> 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.

CONVEYANCE

Book No. ....  
Volume No. .... 14  
Page No. .... 261  
Date ..... 19.7.1975

PS Group Realty Pvt. Ltd.



(Constituted Attorney / Authorised Signatory