

6373

T 50 22 500Rs.

## INDIA NON JUDICIAL

५००रु.

Rs. 500

भारत

पाँच सौ रुपया FIVE HUNDRED RUPEES



Admissible under Regn. Rule 41  
Duly Stamped under the Indian  
Stamp Act 1899 as amended by  
Act III of 1922 and Section 32  
(1) of the Calcutta Improve-  
ment Act 1911 Schedule

1 A ..... 23  
Stamp Duty paid under the  
Indian Stamp Act 1899 as  
Amended in 1964 Rs ..... 368  
Additional duty Paid under the  
Calcutta Improvement Act 1911  
Rs ..... 160 P.....

Total Rs. P  
528

Fee Paid

Rs 49/50  
N 1/50  
51/-

District Sub-Registration  
Alipore, 24 P

THIS INDENTURE made this the 24<sup>th</sup> day of  
May in the year One thousand nine hundred and seventy-five  
BETWEEN ANADI MOHAN MONDAL son of Late Mistit Nath Mondal  
resident of 17 South Tangra Road Police Station formerly Sadar  
Tollygunge 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 his  
heirs executors administrators representatives and assigns) of  
the ONE PART AND M/s. PROGRESSIVE LAND DEVELOPMENT CO. PRIVATE  
LIMITED a registered Company registered under the Indian Companies  
Act 1956 and having its registered office at 91 Matheswartola Road

1871  
Sold to  
91. Mathuswastola Rd. (P) <sup>Bank</sup> Ltd.  
Calcutta Collectorate  
Treasury  
R/5/15

Mr. Progressive Land <sup>Exco</sup>  
Branch  
Calcutta - 46  
Cat - 46.



12/20 A.M. P.M. on 6/15  
Day of June 1901  
at the Sadar Registration Office  
Alipore, 24 Parganas by Anadi Mohan Mondal  
Executor / Claimant or one of  
the Executants / Claimants  
Attorney for.....  
Executor / Claimant under a  
Power of attorney No.....  
By whom authorized to do  
business.....  
District Sub-Registration  
Alipore, 24 P

Anadi Mohan Mondal

Collector and Sub-Officer

Anadi Mohan Mondal  
Son His fit wife Kandal  
Wife of 17 South Tengra Rd.  
of Tiljala  
District 24 Parganas  
By Caste Hindu  
By profession Business

Anadi Mohan Mondal

Collector and Sub-Officer

Shyam Behari Dora  
Son / Wife / Daughter of Chandra Dora  
of 47, South Tengra Rd.  
District 24 Parganas  
By Caste / Hindu Muslim  
By profession Business

Shyam Behari Dora  
District Sub-Registration  
Alipore, 24 P

Shyam Behari Dora

25 RS.



- 2 -

Police Station 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 successors-in-office) of the OTHER PART

W H E R E A S the Vendor was allotted half share of the property mentioned in the Schedule below by virtue of a Partition Decree passed in T.S. No.100 of 1953 of the 8th Court of the Sub-Ordinate Judge at Alipore Between Anadi Mohan Mondal -Vs- Broja Mohan Mondal and Others AND WHEREAS the Vendor while seized and possessed of the same agreed to sell and the Purchaser also agreed to purchase the same at the fixed price of Rs.8,000/- (Rupees Eight 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.8,000/- (Rupees Eight thousand) only truly paid in hand to the Vendor by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge) he the Vendor doth hereby grant sell and convey the said land fully described in the Schedule below OR HOWSOEVER OTHERWISE the said land or any part thereof now is or are or at any time heretofore were or was situate butted bounded called known numbered or distinguished together with all areas walls ways paths passages

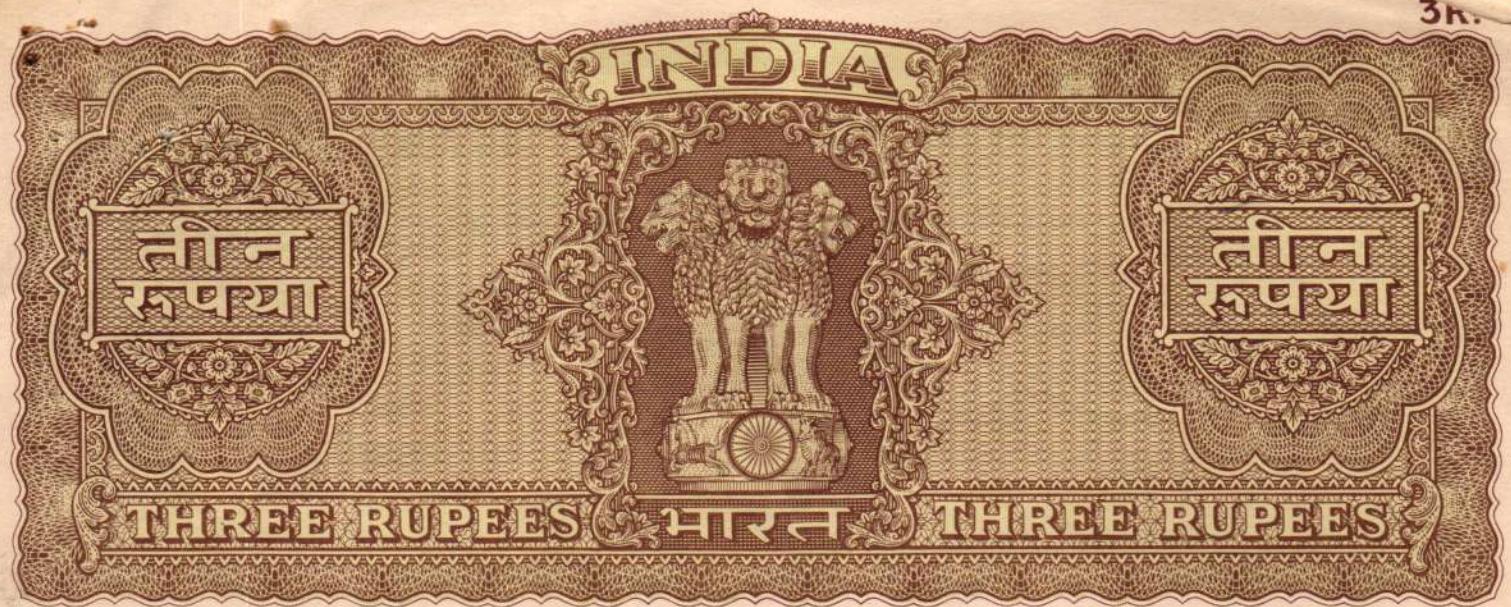
1871

M/S Progressive Land Development  
Sd. 91. Matuvarstole Rd. (P) Ltd.  
Calcutta Collectorate,  
Treasury,  
18/5/75 S. Basu  
Treasury Cal-42

c 500/-  
7 25/-  
" 3/-  
528/-



Calcutta  
District Sub-Collector  
1871



- 3 -

sewers drains water water-courses fences hedges ditches and fixtures of every kind and all and every manner of former or other rights lights liberties privileges easements profits appendages and appurtenances whatsoever belonging or in anywise appertaining to the said land hereby conveyed or any part thereof now are or is or at any time heretofore were or was held used occupied and enjoyed or reputed to belong and the reversion and reversions remainder or remainders and rents issues and profits thereof AND ALL estate right title interest claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land and every part thereof AND ALL deeds pottahs muniments writings and evidences of title exclusively relating to or concerning the said land hereby conveyed or any part thereof and which now are or hereafter shall or may be in the possession or power of the Vendor or any other person or persons from whom he can or may procure the same without action or suit TO HAVE AND TO HOLD the said land hereby transferred and conveyed or otherwise assured or intended so to be with all rights members and appurtenances unto and to the use of the Purchaser absolutely and forever together with all rights of easements and ways AND the Vendor doth hereby covenant with the Purchaser that notwithstanding

18/11

Sold to..... M/S Progressive Land Development  
el..... 91, Matheenertola (P) Ltd.  
Calcutta Collectorate,  
Treasury,  
18/5/1975

S. Baner  
Treasury

Rd. Cal-48.

500/-

25/-

h

h

3/-

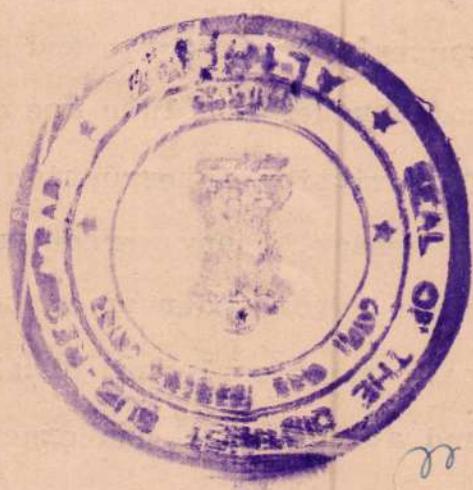
528/-



District Sub-Collector  
Alipore, 24.5.75

✓  
Dathu

any act deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is at the time of selling and delivering of these presents lawfully and absolutely entitled to the said land hereby granted and conveyed or expressed or intended so to be for a perfect and indefeasible estate of inheritance 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 now hath in himself good right full power and absolute authority to grant convey and transfer the said land hereby granted and transferred 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 from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said land hereby granted and conveyed and receive and take the rents issues and profits thereof for her absolute use and benefit without any lawful suit for 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 for him AND THAT free and clear freely and clearly and absolutely acquitted and released by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and indemnified or from and against all and all manner of former and other estate right title claim charges liens debts attachments and encumbrances whatsoever created 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 whatsoever into or upon the said land from under or in trust for him 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



District Sub-Registration  
Alur, 24/7

11/25

be done and executed all such acts deeds assurances and things whatsoever for further better and more perfectly and effectually assuring the said land hereby granted conveyed and transferred or expressed or intended so to be and every part thereof unto and to the use of the Purchaser in manner aforesaid as such or may be reasonably required. Be it mentioned hereof that the name of the predecessors-in-title of the vendor was mut-ated vide Mutation Case No.955/29-30 (IV).

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of half share of revenue paying land measuring '65 (sixtyfive decimals) in C.S Dag No.674 appertaining to Khatian No.233 Sub-Khatian No.234 in Mouza Tangra, R.S. No.N.G.D.4, J.L. No.5, Touzi No.1298/2833 Division 4, Sub-Division 'N' Holding No.164 Police Station formerly Tollygunge now Tiljala District 24-Parganas. The land hereby sold is within the Corporation of Calcutta but un-assessed and the premises No. has not yet been allotted. The annual revenue of Rs.3.30 paise for the entire holding is payable to the Collector, 24-Parganas. The entire Dag is butted and bounded as follows :

*the boundary*

On the North	- C.S.Dag No 673, 672
On the South	- C.S.Dag No 675
On the East	- C.S.Dag No 867
On the West	- C.S.Dag No 682

IN WITNESS WHEREOF the Vendor hath hereunto set and



District Sub-Registration  
Aligarh 24

✓ *Aligarh*

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

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of

**WITNESSES:**

1. *Strychnine* (or)  
W. S. S. L. 1946  
Cal-46
2. *F. Hem*  
or, dep.

## Anatolischen Mondal.

MEMO OF CONSIDERATION

Received from the within-named Purchaser the within-mentioned sum of Rs.8,000/- (Rupees Eight thousand) only being the full consideration money in the following manner :-

Rs.8,000/-

(Rupees Eight thousand) only.

**WITNESSES:**

1. Shyan keku sun
2. 9/14/04  
by

Anandindra Mendal

*Moniuddin*  
Typed by me,  
23 Circus Row,  
Calcutta-17.



Chhaya

District Sub-Registration  
Alipur. 24 P





12/3/76



10.135 (iv) 75-26



BETWEEN

ANADI MOHAN MONDAL

AND

M/s. PROGRESSIVE LAND DEVELOPMENT CO.,  
PRIVATE LIMITED.

*Dulghar*  
District Sub-Registration  
Alipur, 24 P.

D-1.00  
20.1.1976

CONVEYANCE

Book No. 1  
Volume No. 195-132  
Page No. 503-205  
For the Year 1975  
18.7.75



*Dulghar*  
District Sub-Registration  
Alipur, 24 P.

re: G.S. Dag No.674 appertaining to  
Khatian No.233 Sub-Khatian No.234  
in Mouza Tangra P.S. Tiljala  
District 24-Parganas

PS Group Realty Pvt. Ltd.

*Anik Sard*

(Constituted Attorney / Authorised Signatory)