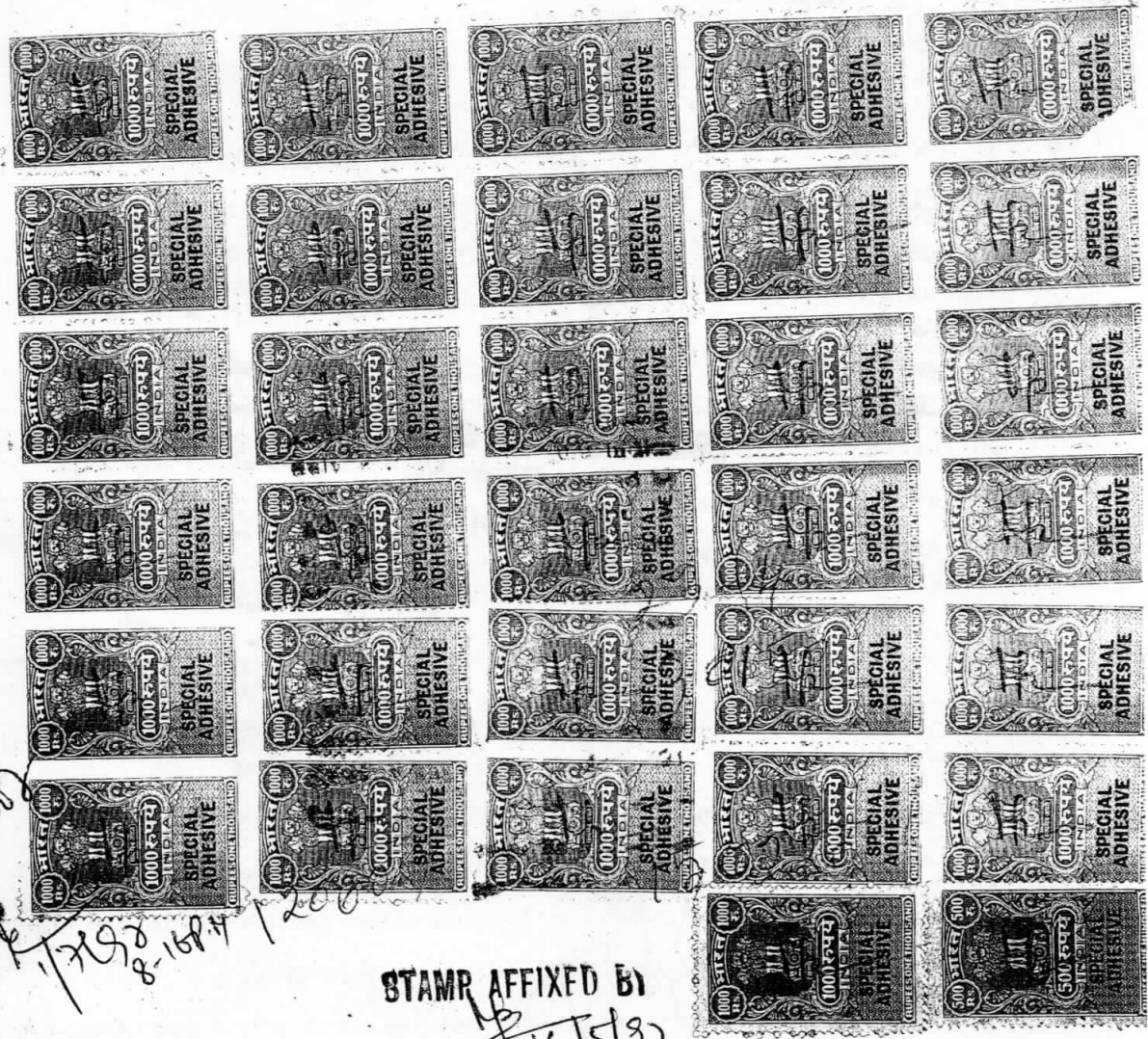


4588

E-4309



STAMP AFFIXED BY
 16/5/97
 STAMP SUPERINTENDENT
 CALCUTTA COLLECTORATE

M.V. Rom:
 6,03, MW.

THIS INDENTURE made this 1st day of July

1997 BETWEEN SMT. S. EPHALIKA MITRA wife of Gopal Chandra Mitra since deceased AND SMT. S. SIPRA GHOSH daughter of Gopal Chandra Mitra since deceased residing at 34A, Lake Temple Road, Calcutta - 700 029, by religion Hindu by occupation Housewife respectively hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their heirs executors

sent Regd. rec.
 Rs. 2683/- realised
 as per M. R. No. 2557
 dt. 7/10/97

certified that the above stamp duty
 amount of Rs. 10770/- in Bank
 deposited by the vendors dt. 5/9/71
 in part of the stamp duty
 Government of India Exchange
 from sub K Roy

NOTARY PUBLIC
 CALCUTTA
 2/10/97

NOTARY PUBLIC
 CALCUTTA
 2/10/97

8/16

Executions

Registered
 No. 107
 Sub-Regd
 Co. 807
 No. 107
 Sub-Regd
 Co. 807
 No. 107
 Sub-Regd
 Co. 807

st 97

1) Sipra Ghosh

W/o Gopal Ch.

Sipra Ghosh

Mitsa 2)

Bephalika Ghosh

W/o Gopal Ch.

Mitsa 3)

24 A Block

Tampal Rd

Cal 29 Hindu

Sipra Ghosh

1 JUL 1967

Sipra Ghosh

Tampal Rd

Cal 29

Shababineo mitra

Golen + K... Rd

Sardar K... Ghosh

Hate Sushil Ch.

G... 36 B

S... Rd

Sardar

Sankar Rd

Cal 29

Hindu

(Service)

Sardar Ghosh

Hate Sushil Ch Ghosh

36 B, Sardar Sankar Rd.

Cal-29.

Service.

Stamp impression & dispensed with

1 JUL 1967
 (Service)

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legal representatives administrators and assigns) of the ONE PART A N D SMT. KRISHNA ROY daughter of Mr. Dasarathi Sen residing at CD-243, Sector - 1, Salt Lake City Calcutta-700064 religion Hindu by occupation Business hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs executors legal representatives administrators and assigns) of the OTHER PART

W H E R E A S

A. One Chandī Charan Mitra and one Gopal Chandra Mitra both son of Sudhanshu Sakhar Mitra, since deceased were the joint owners and/or absolutely seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land TOGETHER WITH the building erected thereof being premises No. 34A, Lake Temple Road, Calcutta - 700 029 within the Police Station Tollygunge District 24-Parganas (South) measuring an area of 2 cottans more or less.

B. A Title Suit No. 42 of 1976 was instituted by the said Chandī Charan Mitra against Gopal Chandra Mitra for partition of the said premises No. 34A, Lake Temple Road, Calcutta - 700 029.

C. The said suit was decreed on or about 5th August 1978 whereby the said premises was divided and demarcated

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legal representatives administrators and assigns) of the ONE PART A N D SMT. KRISHNA ROY daughter of Mr. Dasarathi Sen residing at CD-265, Sector - I, Salt Lake City Calcutta-700064 religion Hindu by occupation Business hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs executors legal representatives administrators and assigns) of the OTHER PART

W H E R E A S

A. One Chandni Charan Mitra and one Gopal Chandra Mitra both son of Sudhanshu Sakhar Mitra, since deceased were the joint owners and/or absolutely seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land TOGETHER WITH the building erected thereof being premises No. 34A, Lake Temple Road, Calcutta - 700 029 within the Police Station Tollygunge District 24-Parganas (South) measuring an area of 2 cottans more or less.

B. A Title Suit No. 42 of 1976 was instituted by the said Chandni Charan Mitra against Gopal Chandra Mitra for partition of the said premises No. 34A, Lake Temple Road, Calcutta - 700 029.

C. The said suit was decreed on or about 5th August 1978 whereby the said premises was divided and demarcated

into two lots being Lot "A" and Lot "B" fully described in the report of the Engineer Commissioner submitted in the said proceedings before the Ld. Judge at Alipore.

D. Pursuant to and in terms of the said decree lot 'A' was allotted to Gopal Chandra Mitra since deceased. The said premises has been mutated in the record of the Calcutta Municipal Corporation and now known as premises No. 34A, Lake Temple Road, Calcutta-700 029. The said Gopal Chandra Mitra became entitled to the said lot 'A' of premises No. 34A, Lake Temple Road, Calcutta-700 029 more fully and particularly described in the schedule written hereunder.

E. The said gopal Chandra Mitra died intestate on or about 22nd June, 1995 leaving surviving Smt. Sefalika Mitra as his wife and the only daughter Smt. ~~Sy~~ipra Ghosh as his sole heir and legal representative being the Vendors herein.

F. As such the vendors became the absolute owner and/or well and sufficiently entitled to ALL THAT piece and parcel of land measuring 14 Chittacks 13 Sq.ft. TOGETHER WITH the building and structure erected thereon being premises No. 34A, Lake Temple Road, Calcutta - 700 029 more fully and particularly described in the schedule written hereunder and hereinafter referred to as the said premises.

G. The Vendor has agreed with the Purchaser for absolute sale of the said premises to her free from all encumbrances at or for the price of Rs.4,50,00/- (Rupees four lacs and fifty thousand only) .

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.4,50,000/- (Rupees four lacs and fifty thousand only) to the Vendor paid by the purchaser at or before the execution of these presents (the receipt whereof the vendors hereby admit and acknowledge) the vendors and each of them doth hereby grant, convey, transfer, assign and assure UNTO AND IN FAVOUR OF Purchaser absolutely and forever free from all encumbrances ALL THAT brick built structure erected on a piece and parcel of land measuring 14 Chittacks and 13 Sq.ft. being premises No. 34A, Lake Temple Road, Calcutta - 700 029 more fully and particularly described in the schedule written hereunder TOGETHER WITH right title and interest in the land on which the building was constructed and known as part of premises No. 34A, Lake Temple Road Calcutta- 700 029 more fully and particularly described in the Schedule written hereunder AND ALL THAT estate right title interest claim and demand whatsoever of the vendor into upon or in respect of the said land hereditament and premises and every part thereof AND the vendors shall and will at any time hereinafter at the request and cost by the Purchaser produce to him the Deeds and writings for evidencing the title of the said land hereditaments and premises and also furnish to the purchaser Copies of or extracts from the said deeds and writings and shall and will in the meantime keep the same safe, damage by fire or other accident excepted, TO HAVE AND TO HOLD the same inheritance thereof in fee simple in the Purchasers absolutely AND the Vendors hereby covenant that

the Purchaser THAT NOTWITHSTANDING any acts deeds or things by the Vendors or any of their Predecessor-in-Title the Vendors have good right full power and absolute authority to grant convey and transfer the said right title and the interest of the said land in the manner as aforesaid and the said Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the rent, issues, and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully claiming from under or in trust for the Vendor or any of their Predecessor-in-Title AND that free from all encumbrances made or suffered by the Vendor or any of their Predecessor-in-Title or any person or persons having or lawfully claiming as aforesaid AND further that the vendor and all persons having or lawfully claiming any share in the said land hereditaments and premises or any part thereof from, under, in trust for the Vendor or from under any of their predecessor-in-Title shall and will at all times hereafter at the request and costs of the Purchaser do execute or caused to be done and executed, all such acts, deeds and things whatsoever for further and more perfectly assuring in the said land hereditaments and premises and other part thereof unto the Purchaser as the case may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT two storied brick built messuage, tenement, dwelling house land, hereditament and premises measuring a

covered space of 200... Sq.ft. together with piece and parcel of land thereunto belonging and/or part whereof the same is erected and built containing by estimation 14 Chittacks and 13 Sq.ft. be the same a little more or less situate lying at and being Municipal Premises No.34A, Lake Temple Road, Calcutta-700 029 under P.S. Tollygunge in the District of 24-Parganas (South) and delineated in the Map or Plan annexed hereto and bordered in Red Ink and butted and bounded in the manner following, that is to say :-

ON THE NORTH *By a building situate at Lake Avenue.*

ON THE SOUTH *By common passage as entrance*

ON THE EAST *By premises no. 30, Lake Temple Road*

ON THE WEST *By premises no. 34c, Lake Temple Road*

S. Ghosh.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the withinnamed Vendors at
Calcutta in presence of :

Indranil Ghosh
S/O Mr. Satit Kumar Ghosh
36/B Sardar Sankar Road (3rd floor)
Lake Market, Calcutta-700029

Sipra Ghosh.

Shobalika Mitra

MENO OF CONSIDERATION

RECEIVED from the within the
abovementioned named Purchaser
the Sum of Rs.4,50,000/- (Rupees
four lacs and fifty thousand)
only in full and final settle-
ment for the consideration
money.

Rs. 4,50,000.00.

Lipra Ghosh
Shefalika Mitra

Drafted by me
Partha Basu
Solicitor
High Court, Calcutta

Witnesses: - 1. Indranil Ghosh.
S/O Mr. Satil Kumar Ghosh
36/B Sardar Sankar Road. (3rd floor)
Lake Market, Calcutta-700029.

DATED THIS 1st DAY OF July 1997

BETWEEN

SHAPHALIKA MITRA

AND

SMT. SHIPRA GHOSH

AND

SMT. KRISHNA ROY

CONVEYANCE



WEST BENGAL ASSURANCE
REGISTRY, CALCUTTA
1 JUL 1997

M/S. P. BASU & CO.
SOLICITORS & ADVOCATES
10 OLD POST OFFICE STREET
GROUND FLOOR ROOM NO. 5
CALCUTTA - 700 001

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