



20/6/69

21,000/-
 567
 420
 13
 1000/-

A-150.00
 N-1.00
 151.00

Admissible under Rule 21 duty
 Stamped under the Indian Stamp
 Act 1899 (Section 83(f))
 of the Indian Stamp Act 1911 Stamp duty Paid under the
 Indian Stamp Act 1899. 567.00
 amount duty paid under the Calcutta
 Improvement Act. 420.00
 Paid an excess. 13.00
 Total. 1000.00

DEED OF CONVEYANCE.

Schedule IA No. 23 Dated..... THIS DEED OF CONVEYANCE made on this 20th day of June, 1969

BETWEEN KALI SANKAR DAS, son of Tapan Kumar Das, by faith -

- Hindu, by occupation - Land Holder, residing at 30/6,

....2.

A-150.00
 N-1.00
 151.00

Mudal
 Sub-Registrar
 Sealdah, 24 Pgs.
 20.6.69

08/05/1969

NO. 986

DATE

NAME

ADDRESS

VALUE 1000/-

Abdul Islam
9, Mirzan Ostagar Lane
Ballygaunge
Cal-17

[Signature]
VENDOR SIGNATURE
JIPUR UJDE COUR

11/2 AM/PM on the 20/5
Day of June 1969

Sub-Registrar office
No. 24 Parganas by Kali Santar Das



[Signature]
Kali Santar Das

S/o/W/o Tapom Kundal
of 30/6 Howrah Rd
Thana Ballygaunge
Dist. Cal-17
by caste Hindu
by profession Holder

[Signature]
Sub-Registrar
Sealdah, 24 Pgs.
20.6.69

বগলী সান্তর দাস



321

বগলী সান্তর দাস

[Signature]

Nakul ch. Samanta
S/o/W/o Mahadev Samanta
of Sealdah Court Complex
Thana Cal-17
Dist. Cal-17
by caste Hindu
by profession Adv's Office

[Signature]
Nakul ch Samanta
S/o Mahadev Samanta
Sealdah Court Complex
Cal-17
Adv's Office

[Signature]
Sub-Registrar
Sealdah, 24 Pgs.
20.6.69

- : 2 : -

Jhowtala Road, under police station - Ballygunge , in the town of Calcutta, Pin code - 700017, hereinafter referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

ABDUL ISLAM, son of Late Mohammed Ali, by faith - Muslim, by occupation - Businessman, residing at - 9, Miajan Ostagar Lane under Police station Ballygunge, in the town of Calcutta pin code - 700017, hereinafter referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS by a Deed of Conveyance dated th 25th November, 1931 made between the Trustees for the improvement of Calcutta and ABDUL AHAD was registered in Book in 1, Volume No-3, pages 187 to 189 Being No 1879 for the year 1931 at the office of the Sub-Registrar of Sealdah the said Trustee for the improvement of Calcutta for the consideration mentioned therein granted, conveyed, transferred and sold to the said Abdul Ahad ALL THAT

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piece and parcel of Revenue Free land hereditament and premises containing an area 10(ten) cottahs 3(three)Chittacks 32(thirty two) sq.ft. being plot No- 145 of the surplus land in Calcutta improvement Trust Scheme No-VIII-C formed out a portion of surplus land being premises No 30/6, Jhowtala Road, Being Part of Holding No- 80, Sub-Division - V Dihi Panchanannagram Thana Ballygunge, Sub-Registrar office Sealdah, District -24 Parganas (~~SEALDAH~~) Calcutta, Pin code 700017.

Being seized, possessed and/ or otherwise well sufficiently entled to ALL THAT piece and parcel of land admeasuring 10 cottah 3 chittacks and 32 square feet being premises no 30/6, Jhowtala Road being Part of Holding No- 80 Sub-division-V Dihi Panchanannagram, Thana Ballygunge, Sub-Registrar office Sealdah, District 24-Parganas (~~SEALDAH~~)

AND WHEREAS by an indenture dated 8th July, 1964 Abdul Ahad entered into an agreement for sale with Kali Sankar Das for all that the said piece and parcel of Revenue Free land containing an area of 10(ten) cottahs 3(three) chittacks 32(thirty two)sq.ft. be the same or a little more or less situate lying at and the being the Municipal Premises No- 30/6, Jhowtala Road being part of Holding No- 80, Sub-division-V Dihi Panchanannagram, Thana Ballygunge, sub-Registrar office at Sealdah, District-24-Parganas (~~SEALDAH~~) together with the brick built 4 storied building with

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boundary wall standing thereon free from all encumbrances, charges, liens and lis-pendens.

AND WHEREAS that the said Abdul Ahad sold, conveyed and transferred the said land with structure standing thereon to the Kali Sankar Das on- 5th May, 1965 in the Office of Sub-Registry at Sealdah registered and recorded in Book No-1, Volume No 9, Pages 203 to 207, Being No- 288 in the year 1965 and the said Kali Sankar Das after being the owner of the said premises being No 30/6, Jhowtala Road, Being Part of Holding No 80, Sub-Division- V Dihi Panchanannagram, Thana Ballygunge, Sub-Registrar office Sealdah, District 24-^{Pargnas} (~~South~~) seized and possessed of the said property

AND WHEREAS that by Virtue of registered deed of conveyance mentioned above the said Kali Sankar Das became the absolute sole owner, occupier and was seized and possessed of and/ or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring 10 (Ten) Cottahs 3 (three) chittacks 32 (thirty two) sq.ft. with Four storied structure standing thereon and recorded as C.I.T. Scheme No-VIII-C plot No 145, Division No V Sub-Division F, Holding No 80 Dihi Panchanagram, 24-Pgs ~~South~~, P.S -Ballygunge, Calcutta - 700017 and being premises No- 30/6, Jhowtala Road, under police station - Ballygunge, Calcutta Pin code - 700017 which is morefully and particularly described and mentioned in the schedule hereunder written.

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration amount being the sum of Rs21,000.00 (Rupees twenty one thousands) only paid by that Purchaser to the Vendor herein on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit, acknowledge, release, exonerate and discharge the Purchaser and all persons claiming under them and their respective heirs, heiresses, executors, administrators, representatives and assigns and the said entire premises No- 30/6, Jhowtala Road, under Police station -Ballygunge, Calcutta, Pin code - 700017 hereby sold to the purchasers by the Vendor from payment of the same and every part thereof) THE VENDOR DOTH HEREBY GRANT TRANSFER SELL CONVEY ASSIGN AND ASSURE unto the Purchaser his respective heirs, heiresses, executors administrators, representatives and assigns ALL THAT the premises 30/6, Jhowtala Road, under police station-Ballygunge Calcutta, Pin code - 7000 17 covering an area of 10 (Ten) Cottahs 3 (three) Chittacks 32 (thirty two) Sq.ft. with four storied structure standing thereon, On the East- Premises No - 7/H/1 New Kasia Bagan Lane, On the West Premises No P-140 C I T Scheme, On the North -B/2/H/9, Radha Gobinda Saha Lane, On the South - Jhowtala Road free from all encumbrances, mortgages, charges, attachments liens, lispens and adverse claimsHOWSOEVER OTHERWISE the same now are or is or is or heretofore were or was situated butted bounded called known numbered described or distinguished TOGETHER WITH all rights in

rights in, to, over, upon, under the common passage on the East side of the said premises for g benefits, advantages, of ancient and other rights, ways, paths, common or other passages, drains, pipes, electric lines water courses and all manner of former and other rights, liberties, easements, privileges, profits appendages and appurtenances whatsoever to the said premises thereunto belonging or in anywise appertaining to or with the said premises or any part thereof which now are or at any time heretofore were held used occupied or enjoyed therewith or reported to belong to or be appurtenant thereto or any part thereof at any time heretofore were held, used, occupied or enjoyed with their and every other appurtenances as recited hereinbefore and the reversion, reversions, remainder and reminders rents issues and profits of and with the said premises and every part and parcel thereof AND ALL THE ESTATE RIGHT TITLE INHERITANCE REVERSION REVERSIONS USE TRUST POSSESSION PROPERTY CLAIMS AND DEMANDS WHATSOEVER both at all and in equity of the Vendor of into out of or upon the said premises and every part thereof and all DEEDS PATENTS MUNIMENTS WRITINGS AND OTHER EVIDENCES OF TITLE which in any way exclusively relate to the said premises hereby sold or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendor, his heirs, heiresses, executors, administrators representatives or any person or persons from whom they or any of them can or may procure the same without any action or suit at law or inequity TO HAVE AND TO HOLD the said right, title interest property claims and demands of the vendor in the said premises hereby granted transferred sold conveyed released and

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and confirmed or expressed or intended so to be unto and to the use of the Purchasers absolutely and for ever free from all encumbrances, mortgages, charges attachments, liens, lispens and adverse claims AND THE VENDOR DOTH HEREBY COVENANT with the Purchasers their respective heirs, heiresses executors administrators representatives an assigns that NOTWITHSTANDING ANY ACT DEED OR THING by the Vendor or any of his predecessors or ancestors-in-title done or executed or knowingly suffred to the contraryhe the Vendor now has good right full power and absolute authority to grant sell transfer convey and assign the said premises hereby granted sold transferred conveyed released and assigned or expressed or intended soto be unto and to the use of the Purcha-sers in manner aforesaid AND THAT the Purchasers shall have power to use the drain, water pipes, water connection, electric lines under, over the common passage and take separate water connection and supply of filtered water in the said premises as mentioned heretofore and also with power to lay underground seweres, pipes and use the same as drains and to replace and repair such seweres, pi;e lines at the Purchasers' cost and the Purchasers and all persons claiming under them shall use the existing drains, pipes, lines, connections, connecting the said premises and the Purchasers shall at all times hereafter peaceably and quietly enjoy the said premises and every part thereof and receive the rents issues and profits from the occupiers without any lawful eviction interruption claims and demands whatsoever from or by the Vendor or hispredecessors or

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ancestors-in-title or any other person or persons lawfully or equitably claiming from under them or any of them AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or inheritance in the said premises or any part thereof from under them or any of their predecessors or ancestors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done or executed all such deeds matters and things for further and more perfectly assuring the said premises and every part thereof and the right to use the common passage and the Purchasers their respective heirs, heiresses executors administrators representatives and assigns in manner aforesaid as shall and may be reasonably required AND FURTHER the Vendor doth hereby convey, grant, transfer and assign in favour of the Purchasers all his right title and interest in the said premises. AND IT IS HEREBY RECORDED that the Purchasers herein shall be entitled to all right, title and interest in the said Premises No- 30/6, Jhowtala Road, under Police station - Ballugunge, Calcutta Pin code - 7000 17 solely and absolutely.

THE SCHEDULE.

ALL THAT the premises 30/6 Jhowtala Road under Police station-Ballugunge, Calcutta, Pin code - 700017 covering an area of 10 (Ten) Cottahs 3 (three) Chittacks 32 (thirty-two) Sq.ft. with Four storied structure standing thereon. On the East Premises No- 7/H/1, New Kasia Bagan Lane, On the West-Premises

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No - P-140, C.I.T.Scheme, On the North - B/2/H/9, Radha Gobinda Saha Lane, On the South - Jhowtala Road, Calcutta.

IN WITNESS WHEREOF the Vendor hereby put his hand and seal the day month and year first above written.

Handwritten signature in Bengali script

SIGNED, SEALED AND DELIVERED at No.

1. Anisur Rahman
9, Mirajam Writaghar Lane Calcutta -
- 700017

3. Anup Guha
42, Dr. Bisish Guha Street
Calcutta - 700017

MEMO OF CONSIDERATION.

The Vendor Kali Sankar Das received from the Purchasers Abdul Islam the sum of Rs21,000/- (Rupees twenty one thousand) only being the full consideration money payable by them to the Vendor Arunendra Nath Mitter for sale of premises No-30/6, Jhowtala Road, under Police Station -Ballugunge, Calcutta, Pin code - 700017 by the Vendor to the Purchasers as below:

WITNESSES

Handwritten signature in Bengali script

1. Anisur Rahman

2. Anup Guha

Drafted by me,
Signature
Alipore Police Court
Cal. 27

Typed by
Signature
Alipore Police court.
Cal. 27

Handwritten text in the upper left quadrant, possibly including the name 'Kali Sulpano'.

Handwritten text in the upper right quadrant, including 'Kali Sulpano' and other illegible characters.



Sub-Registrar
Sealdah, 24 Pgs.
20/6/69

Book No. *Rec-2*
Volume No. *8*
Pages *238* to *241*
being No. *153*
for the year *1969*

Ymudae
Sub-Registrar
Sealdah, 24 Pgs.
10-8-69