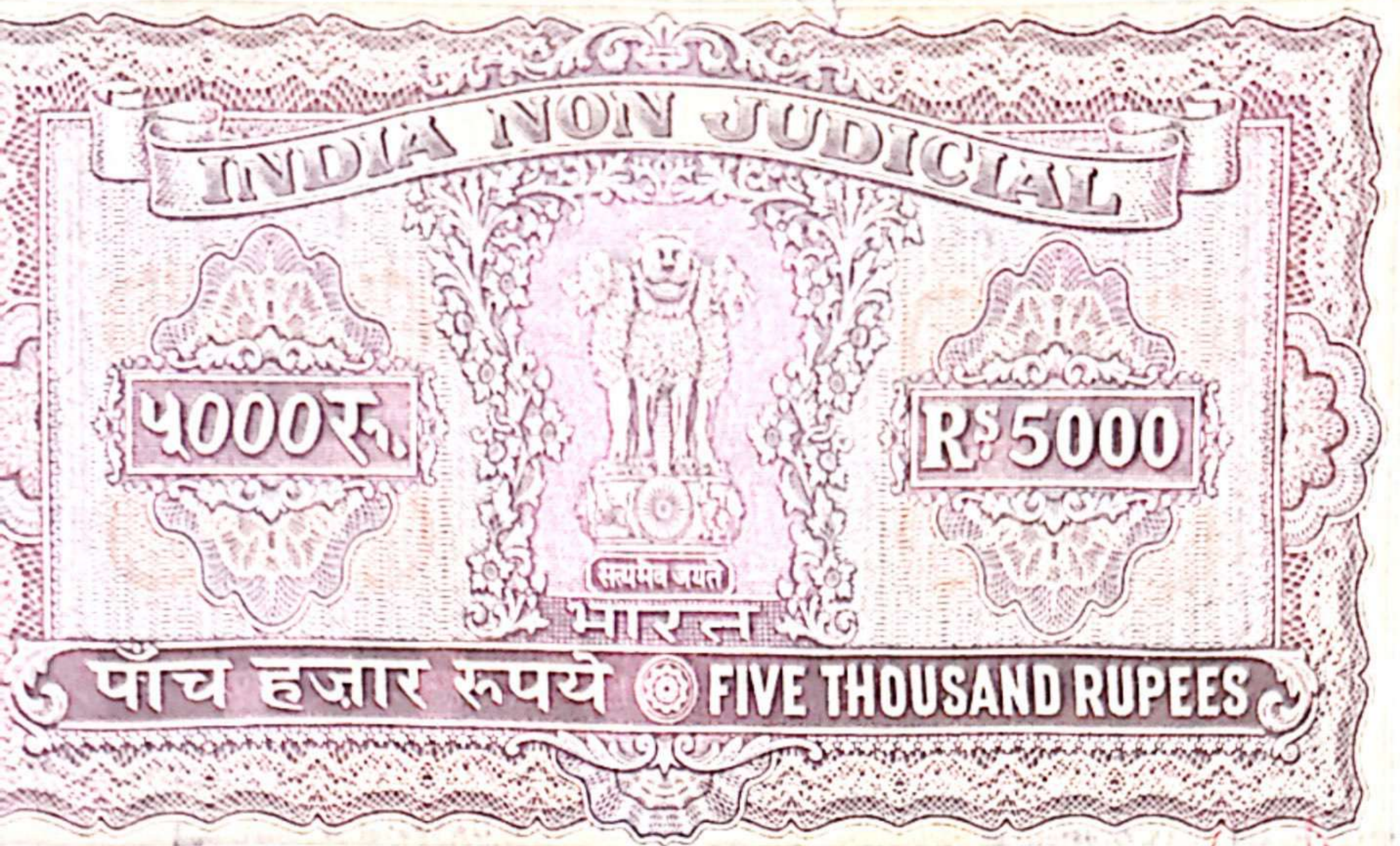


C 1074AS 5000Rs.



*P. H. Mohd
Civil*

Admissible under Regn Rule 21
 duly stamped under the Indian
 Stamp Act 1899 as amended by
 Act III of 1922 and Section 82
 (1) of the Indian Improvement
 Act 1911 Schedule
 23
 Stamp Duty paid under the
 Indian Stamp Act 1899 as
 amended in 1914 Rs. 18010 -
 Admitted duty paid under the
 Calcutta Improvement Act 1911
 Rs. 3000 P
 Total Rs. 21010

A. 1639
 St 28
 M(e) 4
 1671

10-7-91
 registered at P. H.
 Mohd. Pargana

THIS DEED OF CONVEYANCE made this 19th day of
 March, One Thousand Nine Hundred and Ninety - One
BETWEEN MIRA RAM MOJAL wife of Late Bimal Krishna

Mudal

1929



L. Jaganmohun Saha
O. P. S. A.

3

১) মিসেস রমেশমণ্ডল
ৱাফো ২১ পূর্ণিমার
মণ্ডল ১০৬ কুমারী
স্ব/স্ত্রী/পুত্র/পুত্রী

District 24-Parganas D. E.
By Castle/Modu/Muller

২) রেখা রমণী
ৱাফো ১০ নিরমল
মণ্ডল ১০ ১/২ B, 39
গরিন্দা হুড্ডি রোড.

শঙ্কর নাথ মণ্ডল
২১ পূর্ণিমার মণ্ডল

106. P.M. Roy
District 24-Parganas D. E.
By Castle/Modu/Muller

Presented for Registration on
4/30 A.M. P.M. on the 10th
July 1911
at the office of the Registrar
Alipore
by Mirca Rani
Mondal
of 19
Registered at

Register of 1 (A)
District 24-Parganas

10.7.11

Mirca Rani Mondal.

11314

Mirca Rani Mondal.

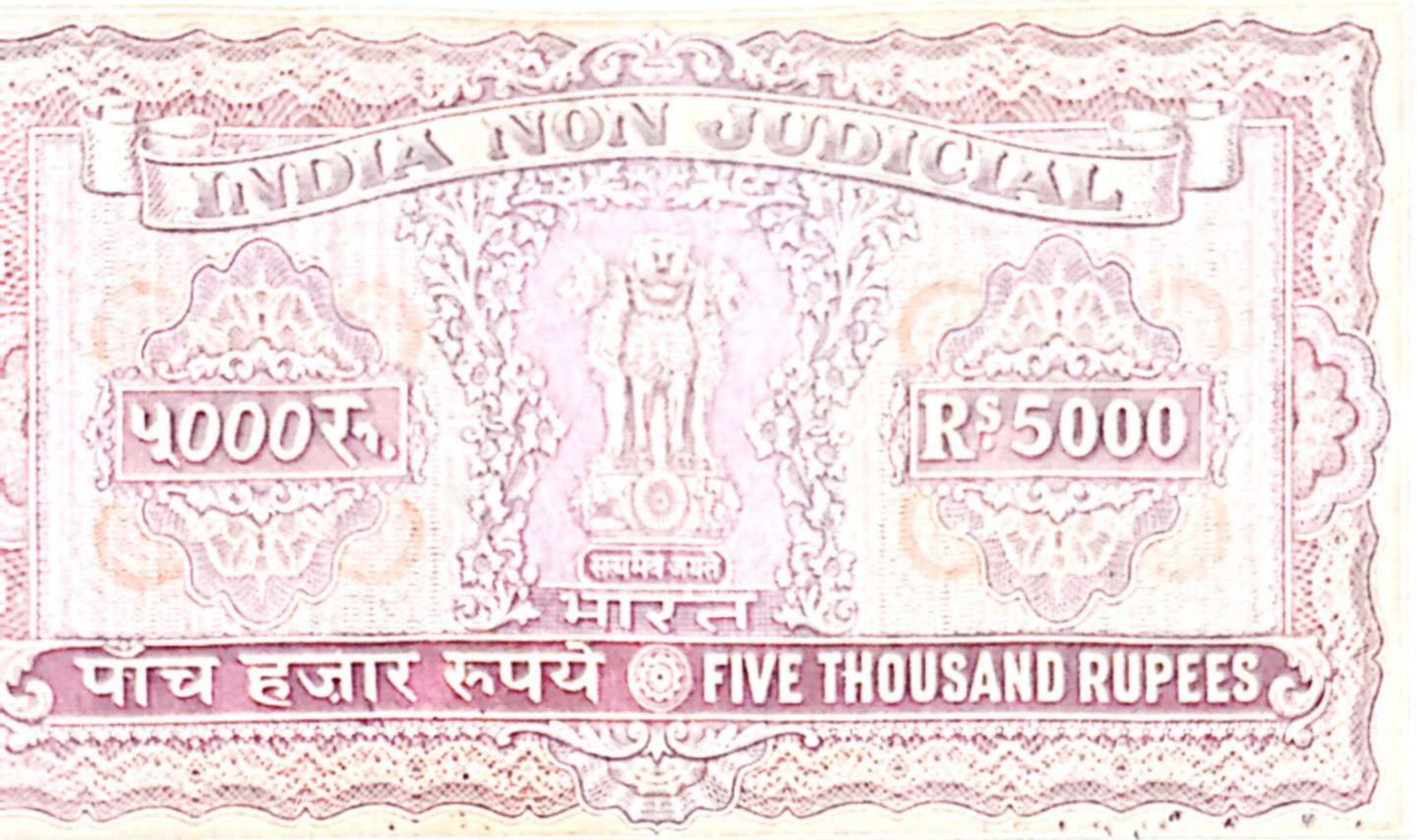
11315

Rekha Rani Mondal.

Shankar Nath Mondal. (Business)

Register of 1 (A)
District 24-Parganas

10.7.11



-2-

Mondal residing at No. 106, Peary Mohan Roy Road, Calcutta-700027
 and REKHA RANI MONDAL, wife of Karmel Krishna Mondal residing at
 5/2B, 39A, Govindya Auddya Road, Calcutta, hereinafter jointly
 referred to as 'THE VENDORS' (which expression shall unless
 excluded by or repugnant to the subject or context be deemed to

mean...

19252

R. L. Gaggan - ~~Books~~

~~60.6.86~~ 101

14/12

3

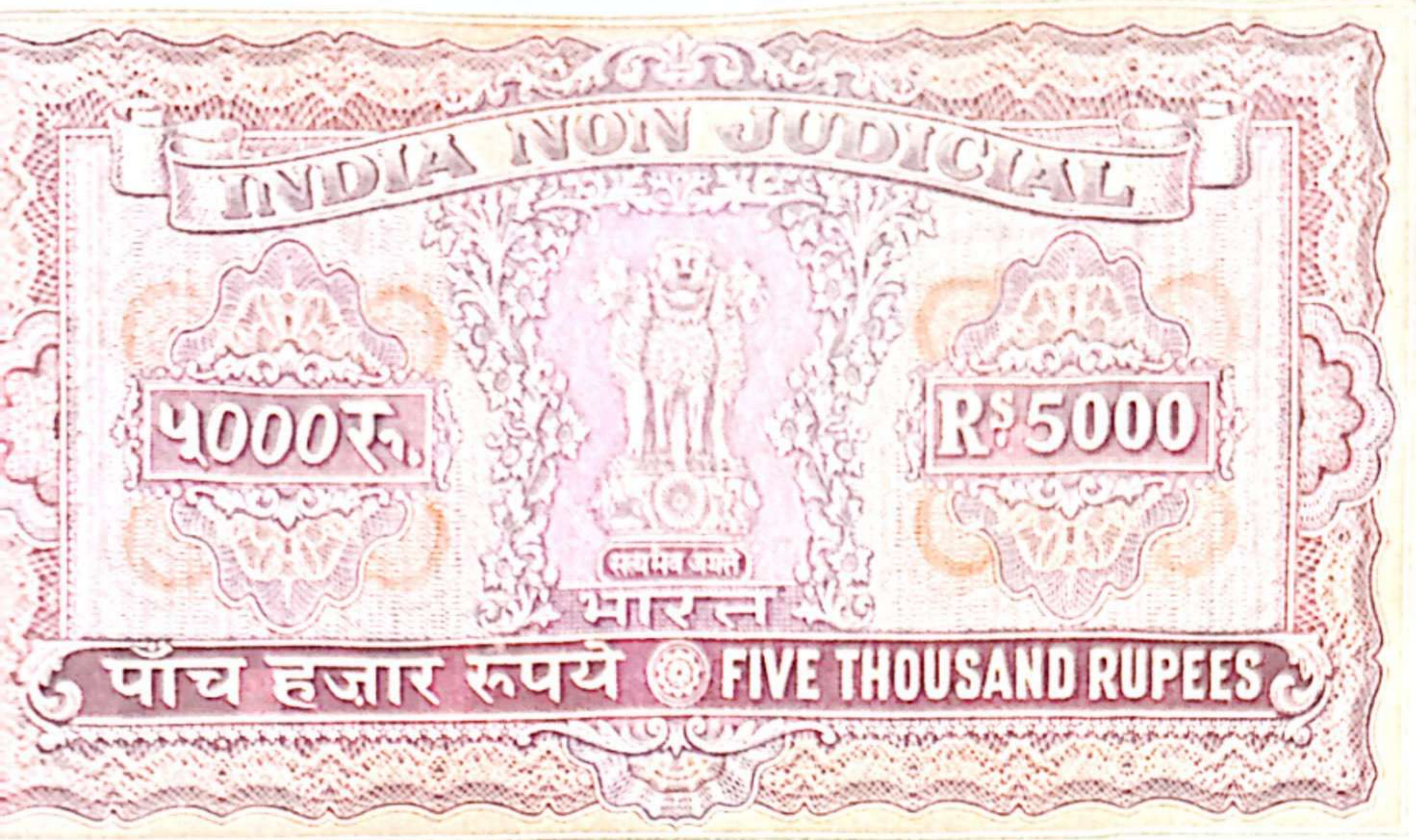
4 C 5000
1 C
1 C
1 C

2000
1000
100
10

2110



10.7.11



-3-

mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART A N D MESSRS. GIRISH CHANDRA MANILAL SANGHVI a firm carrying on business at Premises No. 138, Canning Street, Calcutta hereinafter called 'THE PURCHASER' (which expression shall unless

excluded...

19252

L. L. Gajagan Society

6 D. P. St. (1st)

11/3

5

4C	20000
1C	1000
1C	100
1C	10
1C	
	<u>21110</u>



10.7.11

10.7.11



-4-

excluded by or repugnant to the subject or context be deemed to mean and include its present partners and/or such other person or persons who may be taken in or admitted for the benefit of the said partnership business, their respective heirs, executors administrators, legal representative and assigns) of the OTHER PAR

19252

R. L. Jagger Salic

6 O.P. 8h Cat

11/5

3

4 C 5000

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20000-

10000

1000

10

21110



Sub-Registrar
South Kanara

(10.7.52)



-5-

WHEREAS :

- A. One Makenlal Das was seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing by admeasure- ment an area of .69 Sataks (be the same a little more or less) situate and lying at Muzar Sirtili, J.L.

1979

R.L. Gargan Soler

G. O. P. Th. Cat. 1

11/13

5

A C	5000	26000
		1000
IL		100
IL		10
IL		<hr/>
		21100



Registered at 107
Allahabad

107



-6-

J.L.No. 11, Touzi No. 177, Khatien No. 226, Dag No. 274,
 Municipal Holding No. 335 Fasupati Bhattacharyya Road,
 120
 Calcutta, more fully and particularly described in the
 Schedule hereunder written (hereinafter referred to as
 ' THE SAID LAND').

..... B...

19292

R. L. Jagan Polie

C. P. H. Car

Revenue Collector

Treasury

12/3

63

4 C	5000	2000
1 C		1000
1 C		100
1 C		10
1 C		<u>2110</u>



10.12.29



-7-

B. By a Kobala dated the 28th day of February, 1917
made between the said Mekhanlal Das therein referred
to as the Vendor of the one part and Atul Krishna
Dutta and Heripriya Dutta, therein jointly referred
to as the Purchasers of the other part and registered

with...

2801

1929

K. L. Jaggan

6 Oct 1929

Revenue Collector's
Office

14/10

A C 5000
 1 C
 1 C
 1 C

20000

11000

100

10

21110



Registrar of District
Bangalore

10. 7. 29

with the Alipore Registry in Book No. I, Volume No. 7, pages 282 to 285, Being No. 761 for the year 1917 the said Makhanlal Das for the consideration therein mentioned granted transferred conveyed assured and assigned unto and in favour of the said Atul Krishna Dutta & Mr. All that the said land.

C. By an Indenture of Gift dated the 23rd day of January, 1945 made between Atul Krishna Dutta and Haripriya Dutta therein jointly referred to as the Donors of the one part and Tarak Nath Dutta therein referred to as the Donee of the other part and registered with the Sadar Jt. Sub-Registry Alipore in Book No. I, Volume No. 10, Pages 144 to 146 Being No. 224 for the year 1945 the said Atul Krishna Dutta & Mr. in consideration of their love and affection towards the said Tarak Nath Dutta granted and conveyed All That the said land.

D. By another Kibala dated the 4th day of November, 1960 made between Tarak Nath Dutta, therein referred to as the Vendor of the one part and Mrs Rani Mondal, Chhabi Rani Mondal, Rekha Rani Mondal and Moti Bala ~~Mondal~~ Mondal therein jointly referred to as the Purchasers of the other part and registered with the Sub-Registrar Alipore in Book No. I, Volume No. 157 Pages 269 to 273 Being No. 8309 for the year 1960

Mrs Mondal.



REGISTERED AT 10
JANTA RD. ALIPORE.

10.7.91

the said Tarak Seth Datta for the consideration therein mentioned granted transferred conveyed assured and assigned the said land unto and in favour of said Mrs Rani Mondal & Ors.

- E. The said Mrs Rani Mondal and Others thereafter constructed and erected several structures and/or factory sheds and/or buildings on the said land (hereinafter the said land and the said structures are collectively referred to as 'THE SAID PROPERTY').
- F. Srs. Mrs Rani Mondal and Srs. Rekha Rani Mondal, the Vendors herein have jointly one-half share in the Schedule Property mentioned below and they have verbally partitioned the said Property with the other co-sharers and now they are absolute owners of the same.
- G. The Vendors are now seized and possessed of or otherwise well and sufficiently entitled to All That the divided and demarcated half share in the said Property free from all encumbrances charges liens dispendens attachments trusts whatsoever or howsoever nature.
- H. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire All That the divided and demarcated half share of the Vendors into or upon the said Property at and for a consideration of Rs. 1,50,000/- (Rupees one lac fifty thousand only) and on the terms and conditions herein contained.



10.7.91

10.7.91

BY THIS INSTRUMENT WITNESSETH as follows :-

1. That in pursuance of the said agreement and in consideration of the said sum of Rs. 1,50,000/- (Rupees one lac fifty thousand only) of the lawful money of the Union of India paid by the Purchaser to the Vendors at or before the signing of these presents (which amount the Vendors do and each of them doth hereby admit and acknowledge to have been received and also by the receipt hereunder written and acquit release and discharge the Purchaser and the Property hereby intended to be sold transferred and conveyed the Vendors do and each of them doth as beneficial owners hereby grant transfer convey assure and assign unto and in favour of the Purchaser All That the divided and demarcated one-half share of the Vendors into or upon the piece and parcel of land containing an area of .69 sataks (be the same a little more or less) situate and lying at Muzga Siriti, J.L.No.11, Touzi No.177, Khatian No. 226 Deg No.274 Municipal Holding No.335/120 Pasupati Bhattacharyya Road Calcutta, Together with the buildings and structures situated thereon (more fully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as 'THE SAID PROPERTY') OR HOWSOEVER OTHERWISE the said Property or any portion thereof now are or is or at any time heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all houses out-houses garages huts buildings structures and erection of every kind and all yards courts compounds gardens areas walls ways paths passages sewers drains water courses tanks trees fences hedges ditches and fixture of every kind and all and every manner of former or other rights lights liberties easements privileges profits appendages and appurtenances whatsoever standing and being in and upon and belonging

OR...



Registrar of Companies
Bangalore

10.7.91

or in anywise appertaining to the said property or any part thereof which with the same now are or is or at any time or times heretofore were or was held used occupied and enjoyed or reputed deemed taken known as part parcel or member thereof or appertaining thereto and the reversion and reversions, remainder and remainders and the rents issues and profits thereof and every part thereof and all the estate right title interest claim and demand whatsoever both at law and in equity of the Vendors into or upon the said Property and every part thereof TO HAVE AND TO HOLD the said property or any part thereof hereby granted sold conveyed transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever and THE VENDORS do and each of them doth hereby covenant and agree to and with the Purchaser that notwithstanding any act deed or thing by the Vendors or any predecessors in title of the Vendors made done committed executed or knowingly suffered to the contrary the Vendors now have in themselves good right full power and lawful and absolute authority by these presents to grant transfer sell convey assign and assure unto and to the use of and benefit of the Purchaser the said Property and every part thereof absolutely and in the manner aforesaid free from all encumbrances and liabilities whatsoever AND the Vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable request and at the cost of the Purchaser produce or cause to be produced to the Purchaser or as the Purchaser may direct or appoint in any suit or proceeding

All under as relating to the said Property the original document



Registrar at []
South 24-Parganas

10.2.21

to be examined inspected and given in evidence and will at the like request and cost make and furnish such true or attested or other copies of or extracts or abstracts from the said documents of title as may be required and will at all times keep the said documents of title safe unobliterated and unspoiled (fire or other inevitable accident excepted) and the Purchaser shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or in trust for them and that free and clear, freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and well and sufficiently saved defended kept harmless and indemnified of from or against all and all manner of former or other rights title interest liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendors or any person or persons rightfully claiming through under or in trust for them and that the said property is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income-tax Authorities or Estate Duty Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the Vendors for realisation of arrears of Income-tax or Estate Duty or other taxes or dues or otherwise under the Public Demand Recovery Act and/or any other Acts for the time being in force and that the said property is not affected by any notice or scheme of the Calcutta Improvement



Registrar of Companies
West Bengal

(10.7.91)

Trust or the Orissa Municipal Corporation or the Calcutta Metropolitan Development Authority or the Government or any other Public Body or Authority AND that no declaration has been made or published for requisition of the said Property or any part thereof under the Land Acquisition Act or any other Acts for the time being in force and that the said Property or any part thereof is not affected by any notice of requisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever AND that there is no impediment under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for the Vendors to grant transfer convey sell assign or assure the said Property in favour of the Purchaser in the manner aforesaid AND that the Vendors and all persons having lawfully or equitably claiming any estate right title interest use trust property claim and demand whatsoever of into upon or out of the said Property from under or in trust for them shall and will from time to time and at all time hereafter upon every reasonable request and at the costs of and expenses of the Purchaser make do execute and perfect or cause to be made done executed and perfected all such further and other assurances deeds acts matters and things for further better and more perfectly assuring conveying and confirming the said Property unto and in favour of the Purchaser for ever and in manner aforesaid as the said Purchaser shall or may reasonably require.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the divided and demarcated one-half share in the piece and parcel of land containing an area of 34½ Satak belonging to the Vendors (out of entire .69 Satak) be the same a little more or less together with and fully covered by factory sheds, godowns, staff quarters, passages etc. and there is no vacant land in the entire Property situate and lying at Huza Sirtili, J.L.No. 11, Touzi

10.281
South 24-Parganas
1911



No. 177, Mutation No. 226, Dec. No. 274, Municipal Premises No. 113 and Holding No. 335/120, Pasupati Bhattacharyya Road, Calcutta within District Registry Alipore, in the District of South 24-Paraganas, Police Station Behala and butted and bounded in the manner following :-

ON THE NORTH : By Premises No. 44, Pasupati Bhattacharyya Road,
ON THE SOUTH : By Premises No. 42/3, Pasupati Bhattacharyya Road,
ON THE EAST : By Premises No. 6, Magli Ahre Road, and
ON THE WEST : Partly by premises No. 42A and partly by premises No. 42/2 and partly by premises No. 42 and partly by premises No. 42/1, Pasupati Bhattacharyya Road, Calcutta.

IN WITNESS WHEREOF the Vendors hereto have herewith set and subscribed their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED by the
VENDORS at Calcutta in the

presence of :

Mira Devi Mondal.

एगवे थुवेन ठुवे
12/1 सिद्धेश्वरान
तुला रामे हाम्क-1

Rekha Mondal.

BNS

(B.V. SARKAR)

6027 PBR OFFICE R

Calcutta

10.7.91
10.7.91
10.7.91



RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 1,50,000/- (Rupees one lac fifty thousand) only being the full consideration money as per memo below :

Rs. 1,50,000/-

MEMO OF CONSIDERATION

(1) By earnest money paid on the date of execution of agreement for sale. Rs. 1,50,000/-

(2) By cheque/pay order dated 19th March 1982 No. 182458 on State Bank of Hyderabad Kanadavara for. Ctd. in favour of Miss Mandal Rs. 50,000/-
Total Rs. 1,50,000/-

(Rupees one lac fifty thousand only)

WITNESSES:

1. Smt. Thera S. Sridharani
12/1 Sidharani
to a sare.
Horsesh-1.

Miss. Rani Mandal.
Rekha Rani Mandal.

Bill Sra
(B.K. SHARMA)

Drafted by me.
Savitri M. Ramakrishna
Deed Writer, Alipore
Police Court. Cal-27.
Licence No. ALP-I 46/46.

DATED THIS 19th DAY OF March

BETWEEN

MIRA RANI MONDAL & ANR.

AND

MESSRS. GIRISH CHANDRA MANILAL SANGHVI

CONVEYANCE



Registrar of T & M
West Bengal - Alipore

18.2.02



Registrar of T & M
West Bengal - Alipore

13/9/21

R. L. GAGGAR

218 169 259
10948

R. L. GAGGAR
Solicitor & Advocate