

12291

11462

5000Rs



Admissible under Regn Rule 21  
 duly Stamped under the Indian  
 Stamp Act 1899 as amended by  
 Act III of 1922 and Section 82  
 I) of the Calcutta Improve-  
 ment Act 1911 Schedule

Stamp Duty paid under the  
 Indian Stamp Act 1899 as  
 amended in 1964 Rs 180/10  
 Additional duty paid under the  
 Calcutta Improvement Act 1911  
 Rs 3000/- P

Total Rs 21010/-

*JH = Prade  
 E. W. K.*

A. 1639-  
 H - 28-  
 M (W) - 4-  
 1671

Registered at T B  
 Sect 24-Parganas

26.7.91

THIS DEED OF CONVEYANCE made this 26<sup>th</sup> day of July  
 One thousand nine hundred ninety-one BETWEEN (1) CHHABI  
RANI MONDAL wife of Late Amal Krishna Mondal residing at No.  
 106, Peary Mohan Roy Road, Calcutta, (2) NIRMAL KRISHNA MONDAL  
 son of Late Purna Sashi Mondal residing at Flat No. 5/2B, 39A,

Govindya





1A.

Govindya Auddya Road, Calcutta (3) ✓ SHYAMAL KUMAR MONDAL ,  
 son of Late Purna Sashi Mondal residing at premises No. 106,  
 Peary Mohan Roy Road, Calcutta (4) ✓ NANDA RANI DAS wife of  
 Gour Mohan Das residing at premises No. 12/1, Siddeswartola  
 Lane, P.S. Howrah, Dist. Howrah (5) ✓ GITA RANI DAS wife of

contd...

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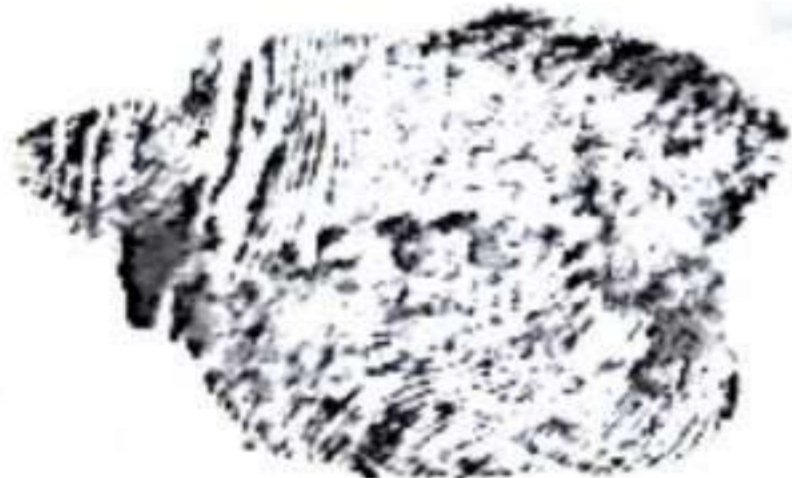
R. S. Gajgon Adv

6000 Rs. Adv

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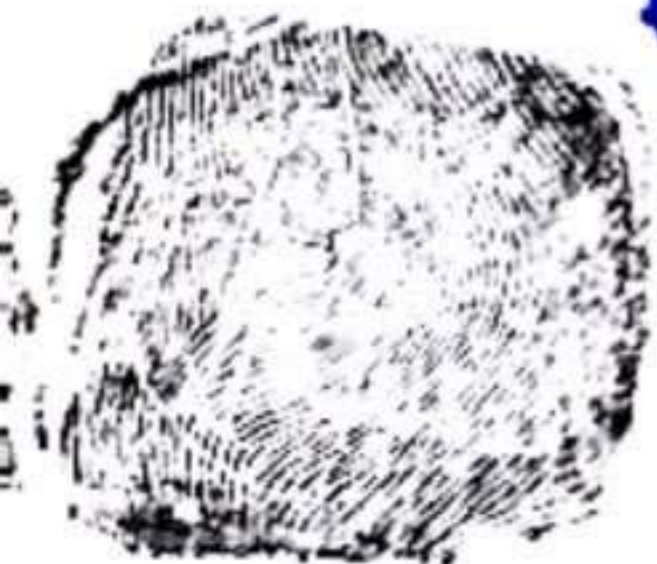
12457

REGISTER No 1 (A)  
South 24 Parganas

Sandarani Das.

26/7/71

Gita Rani Das.



12458

B. R. Das

INDIA NON JUDICIAL

₹ 5000

R 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

1B.

Chittaranjan Das residing at Station Road, Giagunj Murshidabad

(6) MEERA RANI DAS wife of Deba Prosad Das residing atVillage Belkulia P.S. Funchla Dist. Howrah (7) BISWANATHMONDAL (8) SHANKAR NATH MONDAL both sons of Late Bimal

Krishna Mondal residing at premises No. 106 Peary Mohan Roy

Road,

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R.L. Gagan Adv

6 Oct 1951

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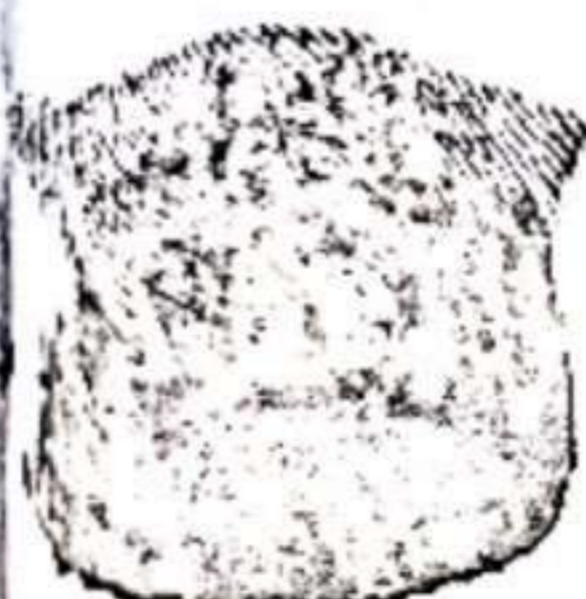
26-7-51

26-7-51

Mira Park Adv

Biswanath Mondal for self  
and as constituted attorney for  
Sikha Mondal.

B.K. Mondal





2.

Road, Calcutta, (9) TAPAS KUMAR MONDAL son of Late Amal  
Krishna Mondal residing at premises No. 106, Peary Mohan Roy

Road, Calcutta, (10) SIKHA MONDAL wife of Amiya Sekhar Mondal  
residing at P.O. & P.S. Kalna, District Burdwan and (11)

MEENAKSHI BAIDYA wife of Sushanta Baidya residing at P.O.

Vivekanagar

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R.L. Gajgan HV

6 out of 10

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सहायक मंडल 26.7.91  
 मंडल मुख्यालय



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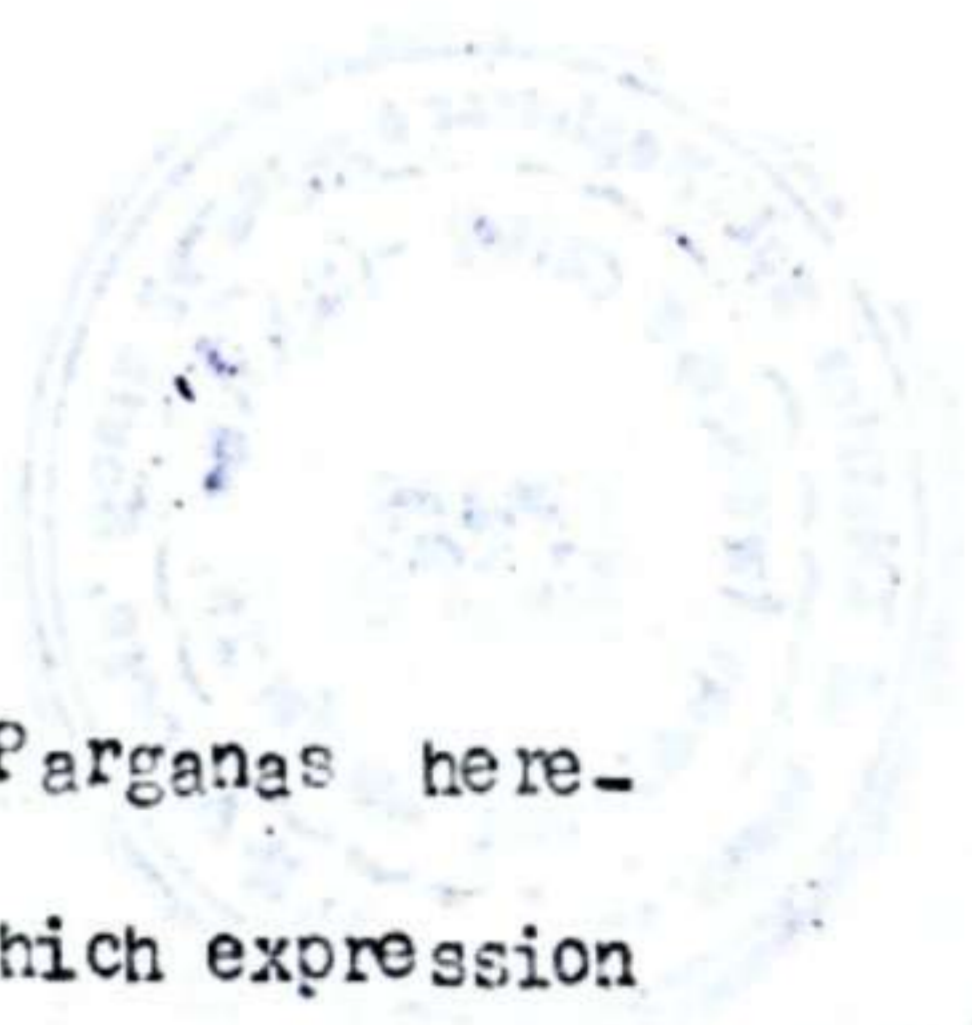
B.S.



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2A.



Vivekanagar, P.S. Barasat, District North 24-Parganas here-  
 inafter collectively called 'THE VENDORS' ( which expression  
 shall unless excluded by or repugnant to the subject or context  
 be deemed to mean and include their respective heirs legal  
 representatives executors administrators and assigns) of the

ONE PART

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R.L. Gajgan W

6 O.P. St. (W)

12/2/21

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স্বাক্ষর করি (A)  
মুহূর্ত ১৪-২-২১

Minkashi Baidya

B.K. Name

(B.L. SAARMA)

So Mr. Saemas

board room officer

et

100Rs.



23.

ONE PART M/S. 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 by or repugnant to the subject or context be deemed to mean and include its present partners and/or such other

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K.L. Gagan Adv

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Registered as I (A)  
 South B. Parganas

Mr. J.S.



20.

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 representatives and assigns ) of the OTHER PART :

WHEREAS ...

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G. P. K. A. T.

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Registered by me  
South West Bengal

26/7/11

W H E R E A S :

- A One Makhanlal Das was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land containing by admeasurement an area of .69 sataks ( be the same a little more or less ), situate and lying at Mouza Siriti JL No. 11 Touzi No. 177 Khatian No. 226 Dag No. 274 Municipal holding No.  $\frac{335}{120}$  Pasupati Bhattachariya Road, Calcutta, more fully and particularly described in the Schedule hereunder written ( hereinafter referred to as THE SAID LAND ).
- B By a Kobala dated the 28th day of February, 1917 made between the said Makhanlal Das, therein referred to as the Vendor of the one part, And Atul Krishna Dutta and Haripriya Dutta, therein jointly referred to as the Purchasers of the other part, and registered with the Alipore Registry in Book No. 1 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 & Anr. All That the said land.
- C By an Indenture of Gift dated the 23rd day of January, 1945 made between Atul Krishna Dutta & Anr., therein jointly referred to as the Donors of the one part, and Tarak Nath Dutta, therein referred to as the Donee of

the



Registered No. 1 (A)  
Date 24. December  
26. 7. 11

the other part, and registered with the Sedar Jt. Sub-Registry Alipore in Book No. 1 Volume No. 10 Pages 144 to 146 Being No. 224 for the year 1945 the said Atul Krishna Dutta & Anr. in consideration of their love and affection towards the said Tarak Nath Dutta, granted and conveyed all that the said land.

- D By another Kobalet dated the 4th day of November, 1960 made between Tarak Nath Dutta, therein referred to as the Vendor of the one part, and Meera Rani Mondal, Chhabi Rani Mondal, Rakha Rani Mondal and Moti Bala Rani Mondal, therein jointly referred to as the Purchasers of the other part, and registered with the Sub-Registrar, Alipore in Book No. 1 Volume No. 157 Pages 269 to 273 Being No. 8309 for the year 1960 the said Tarak Nath Dutta for the consideration therein mentioned, granted transferred conveyed assured and assigned unto and in favour of ~~the~~ Mira Rani Mondal & Ors. All That the said Land.

- E The said Mira Rani Mondal & Ors. 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 The said Moti Bala Mondal died intestate on 6th October, 1983 leaving her surviving Nirmal Krishna

Mondal



*[Handwritten Signature]*  
District Sub-Registrar  
South 24-Parganas  
*[Handwritten Signature]*

Mondal, Stryam Kumar Mondal, Nanda Rani Das, Gita Rani Das, Mira Rani Das, Biswanath Mondal, Shankar Nath Mondal, Tapas Kumar Mondal, Sikha Mondal, Meenakshi Baidya as her only heirs and legal representatives.

- G The Vendors along with the said Mira Rani Mondal, Rekha Rani Mondal thus became entitled to the said Property and the Vendors became entitled to divided and demarcated half share or interest into or upon the said premises, the said Chhabhi Rani Mondal became entitled to undivided 1/4th share and the said Nirmal Krishna Mondal and others became entitled to the remaining 1/4th share into or upon the said Property ( all hereinafter are referred to as the co-owners ) and each of the said co-owners being entitled to an independent and distinct share into or upon the said Property became entitled to sell or transfer his or her or their right title interest into or upon the said Property independent of each other.
- H By a deed of Conveyance dated 19th March, 1991 the said Mira Rani Mondal and Rekha Rani Mondal have already sold and transferred the half divided and demarcated share or interest into or upon the said premises.
- I 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 lispendens attachments trusts whatsoever or howsoever nature.

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26.7.97  
South 24-Parganas



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/- and on the terms and conditions therein contained.

NOW THIS DEED BE WITNESSETH as follows : -

1. In pursuance of the said Agreement dated 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 one of them doth as beneficial owners hereby grant transfer convey assure and assign unto and in favour of the Purchaser divided and demarcated half share of the Vendors into or upon All That the piece and parcel of Land containing an area of .34½ satakhs belonging to the Vendor (out of entire .69satak) ( be the same a little more or less ) situate and lying at Mouza Siriti JL No. 11 Touzi No. 177 Khatian No. 226 Dag No. 274 Municipal Holding No. 335/120 Pasupati Bhattacheryya Road, Calcutta together with the building 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 at any time heretofore were or was situate butted bounded called known numbered described

OR

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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 fence hedges Hitches  
and fixtures of every kind and all and every manner or former  
or other right lights liberties easements privileges profits  
appurtenances and appurtenances whatsoever standing and being in  
and upon and belonging 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 occupied reputed deemed taken or  
known as part parcel or number 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 whatso-  
ever both law and in equity of the Vendors into or upon the  
said property and every part thereof TO HAVE AND HOLD the  
said Property or any part thereof hereby granted sold con-  
veyed transferred or expressed or intended so to be unto and to  
the use and benefit of the Purchaser absolutely and forever free  
from all encumbrances and liabilities whatsoever and The Vendors  
do 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 autho-  
rity by these presents to grant transfer sell convey assign  
and assure unto and to the use and benefit of the purchaser

the

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REGISTERED BY T (M)  
LOCAL SA-TOURNA



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 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 may direct or appoint in any suit or proceeding or otherwise or relating to the said Property the original document or documents of title and will permit the said documents of title to be examined inspected and Given in evidence and will at 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 the Vendor or any person or persons lawfully or equitably claiming through under or in trust for them and that the free and clear freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and well sufficiently saved defended kept harmless and indemnified of the 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 claim 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 proceeding 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 Trust or the Calcutta Municipal Corporation or the Calcutta Metropolitan Development Authority of the Government or any other public body or authority and that no declaration has been made or published for acquisition of the said Property or any part thereof under the Land Acquisition Act or any other Acts for time being in force and that the said Property or any part thereof is not affected by any notice of acquisition 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 person 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 all times hereafter upon every reasonable request and at the costs and expenses of the Purchaser make do execute and perfect or cause to be done executed and perfected all such further and other assurances acts deeds matters and things for further better and more perfectly assuring conveying and confirm in the said Property unto and in favour of the Purchaser for ever in manner aforesaid as the said Purchaser shall or may be reasonably required.



Registrar of S. (A)  
South 24-Parganas  
26.7.71

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT divided and demarcated half share or interest in the piece and parcel of land containing an area of .34½ Sataks 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 Mouza Siriti JL No. 11 Touzi No. 177 Khatian No. 226 Dag No. 274 Municipal premises No. 113 and holding No. 335/120 Pashupati Bhattacharyya Road, Calcutta within District Registry Alipore District South - 24 Parganas and Police Station Behala butted and bounded in the manner following :

ON THE NORTH : By premises No. 44, Pashupati Bhattacharyya Road,

ON THE SOUTH : By Premises No. 42/3, Pashupati Bhattacharyya Road,

ON THE EAST : By Premises No.6, Magli Ahre Road,

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, Pashupati Bhattacharyya Road, Calcutta.

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

SIGNED AND DELIVERED by the VENDORS at Calcutta in the presence of :

*B. L. SHARMA*  
(B. L. SHARMA)  
6/10/1950  
Elum.

2. Gouri Thakur Das.  
12/1 Siddheswari tola  
Lane, Howrah-1.

*Chabi Rani Mondal.*

*Nirmal Krishna Mondal*

*Shyamal Kumar Mondal*

*Mamdarani Das.*

*Gita Das.*

*Mira Rani Das*

*Biswanath Mondal for self and  
as constituted attorney for Sika  
Sankar Nath Mondal.*

*Lapashy Kumar Mondal*

*Minakshi Baidya.*

66/192  
26/1/87  
2000/1/192  
2000/1/192



RECEIVED of Rs) from the witness

Purchaser the within-mentioned sum of

Rs. 1,50,000/- ( Rupees One Lac fifty

thousand only ) being the full con-

sideration money as per memo below :

Rs. 1,50,000.00

MEMO OF CONSIDERATION

(1) By Earnest money paid at the time of execution of the agreement for sale

Rs. 1,00,000.00

(ii) By Cheque/ ~~Order~~ Order No. 804641 dated 26.07.91 drawn on State Bank of Hyderabad

Kandamuri B. Ch. in favour of Chelam Baidi  
Bn of The under Rs. 48000/- and  
Rs. 8000/- in cash aggregating Rs. 56000/-

Rs. 50,000.00  
Rs. 1,50,000.00

( Rupees One Lac fifty thousand only )

Witness :

1. ~~Sikha~~  
(B.S. Ramamma)

2. Elowr Tharu Das  
12/1 Siddharanitha  
Law, Hyderabad-1

Chelvi Rani Mondal.

Wilsonal Kasi Shree Mondal

Sygamul Renu Mondal

Sandharani Das.

• Gita Rani Das.

Wilsonal Das

Biswaraj Madal for self and a  
constituted attorney for Sikha Madal

Shapathy Kameswari

Alimabegum Baidya.

Sankar Naidu Mondal.

Prepared & Dated by me  
Bankom Chhava Mejjurthy  
Mysore Criminal Courts  
Calcutta-28  
Regd. No. WB/852/1974.

26.7.79  
REGISTERED AND  
SOUTH 24. PARAGANAH



MADE THIS 26<sup>th</sup> DAY OF July

BETWEEN

CHANDI RANI MENDAL & ORS.

AND

GIRISH CHANDRA MANILAL SARKHATI

CONVEYANCE



REGISTERED NO. 1 R  
DATE 24.7.91

26.7.91



0 9.00

Handwritten notes in blue ink, including numbers 446, 11462, and 469.

Handwritten signature in red ink.

R. L. GAGGAR  
Solicitor & Advocate  
6, Old Post Office St.  
Calcutta-1.

30-9-91  
Handwritten notes in blue ink.

Handwritten initials in blue ink.