

Stamp under Regn. Rule
 Stamp under the India
 Stamp Act, 1899 as amended by
 Act No. 20 of 1922 and Section 81
 of Act No. 4 of 1927. Improvement
 Act, 1911 Schedule.
 A No. 20
 Stamp Duty Paid under the
 Indian Stamp Act, 1899 as
 amended in 1976 Rs 3876/-
 Additional duty Paid under the
 Calcutta Improvement Act 1911
 Rs. 900/- Excess..... 5/-
 Total Rs. 4781/-

A439.50

[Signature]
 Registrar, Alipore
 Dist. 24 Parganas
 17/4/85

DEED OF CONVEYANCE

Valued at Rs.45,000.00 (Rupees
 Fortyfive thousand only).

THIS INDENTURE made this the 17th day of April,
 in the year of 1985 BETWEEN SRI SUBAL CHANDRA MONDAL, son
 of late Haripada Mondal, by caste Hindu, by occupation
 Business, of 69, Bhupen Roy Road, Behala, P.S. Behala, Dist.
 24-Parganas, hereinafter and referred to as the VENDOR (which
 term or expression shall unless excluded by or repugnant to
 the context be deemed to include his heirs, executors,
 administrators and assigns) of the ONE PART A N D (1) SRI
KESHAR DEO SHARMA son of Late Uday Ramsharma, by caste Hindu,

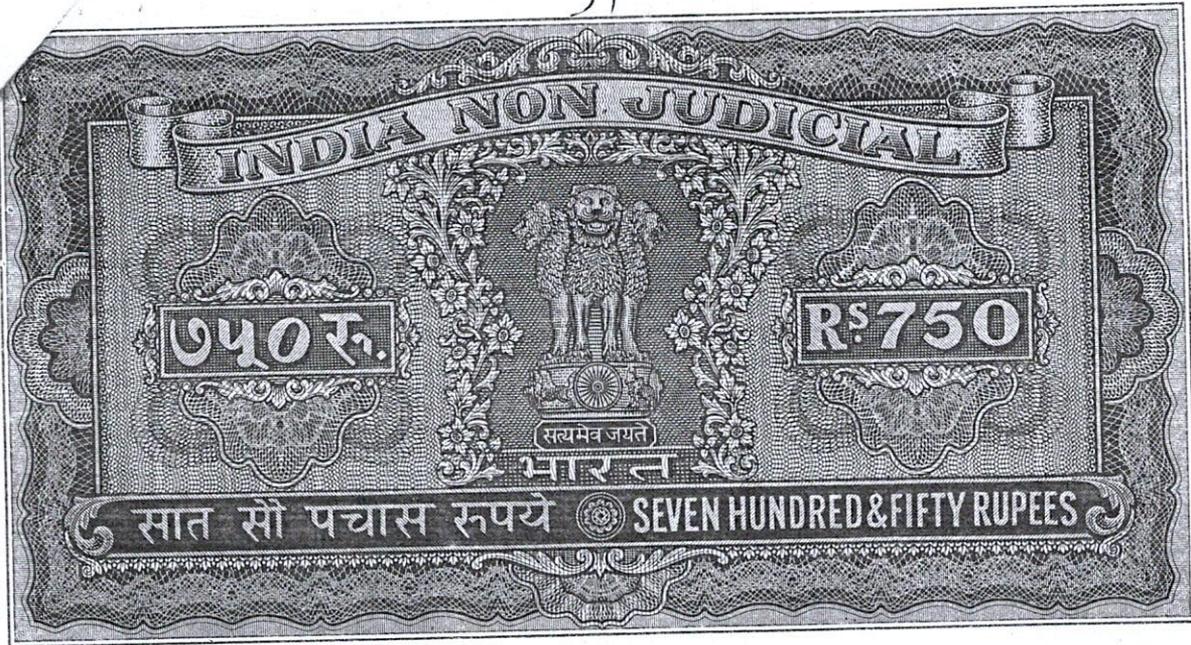


: 2 :

by occupation Service, and (2) SM.RATAN DEBI SHARMA wife of Keshar Deo Sharma, by caste Hindu, by occupation housewife and all are residing at 198, Bhupen Roy Road, Behala, P.S. Behala, Calcutta-700034, hereinafter called the PURCHASERS (which term or expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS Grand father of the Vendor, Hari Charan Chattayet (now deceased) of Shyam Sundarpore, P.S.Behala was seized and possessed of under mentioned schedule of land measuring more or less 3 cottahs 6 chittaks 0 Sft.in Mouza Mondalpara, J.L.No.6, Touzi No.1508, R.S.No.190, Khatian No.174, Dag No.410 under P.S.Behala in the District of 24-Parganas and other landed property in Mouza Muradpore, Sirty in different dags and Khatians by way of inheritance.

... 3



: 3 :

AND WHEREAS the aforesaid Hari Charan Chattayet grand father of the Vendor died on 4.3.1935 intestate leaving behind him 2 daughters namely, i) Smt. Laxmi Bala Dassi, ii) Smt. Sudha Rani Mallick and only one wife, Smt. Benoda Moyee Dassi.

AND WHEREAS on 11.2.1935 the said Hari Charan Chattayet executed a Registered Will in favour of his 2 daughters and his only wife, Smt. Benoda Moyee Dassi. And the said Smt. Benoda Moyee Dassi was the sole executant of the said Will.

AND WHEREAS after the death of the said Hari Charan Chattayet his wife Smt. Benoda Moyee Dassi being the sole executant of the said Will and thereafter has filed an

... 4

30 Rs.



: 4 :

application in the year of 1955 vide Case No.39 Act 27 to the District Delegate Alipore, 24-Parganas for granting a Probate and on 21.4.1955 the Id. District Delegate was pleased to pass an order for Probate in favour of Smt.Benoda Moyee Dassi.

AND WHEREAS as per Will the said Benoda Moyee Dassi bequeathed her vested interest in the property upon the whole landed property to her 2 daughters, i) Smt.Laxmi Bala Dassi and ii) Smt.Sudha Rani Mallick.

AND WHEREAS i) Smt. Laxmi Bala Dassi and ii) Smt.Sudha Rani Mallick became the owners jointly of the under mentioned schedule of land and other landed property by inheritance and mutated their names in the appropriating authority by paying rents and taxes and also recorded their names in the Revisional Records of Rights.

... 5



: 5 :

AND WHEREAS to avoid troubles and litigations and to maintain perpetual peace amongst the said co-shares, they determined to partition their property amicably by metes and bounds and thereby duly executed a Registered Partition Deed registered in the office of the S.R.O.Behala and entered in Book No.I, Vol.No.41, Pages 274 to 279, Deed No.2902 on 24.8.1956.

AND WHEREAS according to the terms and condition of the said Deed of Partition the Vendor's mother, Smt.Laxmi Bala Dassi got the under mentioned schedule of land an area more or less 3 cottahs 6 chittaks 0 Sft. in Mouza Mondalpara P.S.Behala, Khatian No.174, J.L.No.6, Touzi No.1508, R.S. Khatian No. 174, Dag No. 190, under P.S.Behala in the Dist. of 24-Parganas.

AND WHEREAS the said Vendor's mother, Smt.Laxmi Bala Dassi while in exclusive possession and sufficiently entitled to the above properties in R.S.Khatian No. 174, R.S.Dag No. 410 in Mouza Mondalpara land measuring more or less 3 cottahs

6 chittaks 0 Sft. under P.S.Behala in the District of 24-Parganas gifted to her son Sri Subal Chandra Mondal by a registered Deed of Gift vide Book No.I, Vol.No.85, Pages from 106 to 111, Deed No.5528 for the year 1968 registered at the office of the S.R.O.Behala.

AND WHEREAS by virtue of the aforesaid Deed of Gift the Vendor is the sole and absolute owner of the under mentioned schedule of land measuring 3 cottahs 6 chittaks 0 Sft. in Mouza Mondalpara, and appertaining to R.S.Dag No.410, under R.S.Khatian No.174 within the jurisdiction of the Calcutta Municipal Corpn. a South Suburban Unit, Behala, under Ward No.121 being Premises No.Bama Charan Roy Road, Behala and the same is seized and possessed of or otherwise well sufficiently entitled to the said property after mutate his name with the proper authority by paying rents and taxes regularly.

AND WHEREAS the Vendor has agreed with the purchaser to sell out of his land in R.S.Dag No.410, R.S.Khatian No.174, J.L.No.6, in Mouza Mondalpara, P.S.Behala fully described in the schedule hereunder written measuring more or less 3 cottahs 6 chittaks 0 Sft. within the jurisdiction of the Calcutta Municipal Corporation, a South Suburban Unit, Behala, Ward No. 121, Holding No.181/154, Premises No. Bama Charan Roy Road, ^{XVI} to the purchaser and the said purchaser has agreed to purchase the said plot of land described in the schedule hereunder written and delineated within RED border lines in the Map or Plan annexed hereto free from all encumbrances at or for the price of Rs.45,000.00 (Rupees Fortyfive thousand only).

: 7 :

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the said sum of Rs.45,000/- (Rupees Forty five thousand only) paid by the said purchasers to the Vendor on or before the exution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the purchasers as well as the said landed property with kutcha structure of tile shed standing thereon for good and forever) the Vendor doth hereby convey, sell, transfer assure and assign unto the purchasers All that piece and parcel of land with structure of kutcha tile shed standing thereon measuring more or less 3 cottahs 6 chittaks 0 Sft. more perfectly described in the Schedule written and delineated by RED border lines in the Map or Plan annexed hereto hereinafter referred to as the said property together with all right, liberties, privileges and easements whatsoever to the said property hereditaments belonging anywise appertaining or usually held or enjoyed or reputed to belong or to appurtenant thereto and profits thereof AND all the estate right, title interest whatsoever both in law and equity of the Vendor TO HAVE AND TO HOLD the said land with kutcha structure of tile shed hereby granted sold, conveyed and or expressed add intended so to be with there appurtenance unto and to the use of the purchasers absolutely and forever AND the Vendor doth hereby covenant with the purchasers that NOTWITHSTANDING any such act deed matter or thing being done or executed knowingly suffered to the contrary the Vendor has good right, title full power and absolute authority to grant

... 8

: 8 :

convey and transfer the said property with appurtenance in manner aforesaid AND THAT the purchasers shall and may at all times hereby peacefully and quietly hold, possess enjoy the said messuage land with kutcha structure and receive the rents profits thereof without any lawful eviction interruption claim or demand by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND THAT free clear and sufficiently indemnified against all estates encumbrances claim and demands created occasioned or suffered by the Vendor or any person or persons whomsoever rightfully claiming or to claim through under or in trust for the Vendor AND THAT the Vendor shall at all times hereafter upon the requests and costs of the purchasers do and execute or cause to be done and executed all such acts and things whatsoever for further and more perfectly assuring the said land with kutcha structure unto and to the use of the purchasers as shall or may be reasonably required. AND FURTHER MORE THAT the vendor shall at all times hereafter indemnify and keep indemnified the the purchasers against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the vendor or any breach of the covenant hereunder contained.

SCHEDULE OF THE PROPERTY ABOVE

REFERRED TO :

ALL THAT piece and parcel of land with kutcha structure of tile shed standing thereon measuring more or less 3 cottahs 6 chittaks 0 Sft. situate and lying and situate at Mouza Mondalpara, J.L.No.6, Touzi No.1508, Revenue Survey No. 190, R.S. & C.S.Dag No.410, under C.S. & R.S.Khatian No. 174, Police Station Behala, Sub-Registration Office joint Alipore at Behala

: 9 :

within the limits of the Calcutta Municipal Corporation, a South Suburban Unit, Behala, Ward No.121, Holding No.181/154, ^{XVI} of Bama Charan Roy Road, Behala, together with all rights of easements and benefits marked within RED border lines in the annexed Map or Plan hereto. The annual rent payable for the property is paise to the Collector of 24-Parganas. The land is butted and bounded in the following manner :-

ON THE NORTH : Land & house of Mr.Dutta ;

ON THE SOUTH : Part of Dag No.410 ;

ON THE EAST : House of Sri Subal Ch.Mondal ;

ON THE WEST : Kutcha Municipal Drain and then after Bama Charan Roy Road.

IN WITNESS WHEREOF the vendor hath hereunto set and subscribed his hand and seal the day, month and year first above written.

SIGNED, SEALED & DELIVERED
AT CALCUTTA IN PRESENCE OF
WITNESSES :

1). *Kamal Saha.*
Behala Settlement
Office
Cal-34.

27/06/1907

(SIGNATURE OF THE VENDOR)

2). *Panchu Gopal Das*
49 Bimpur Roy Row.
Cal-34.

... 10

MEMO OF CONSIDERATION :

RECEIVED of and from the within named Purchasers the within mentioned the sum of Rs.45,000/- (Rupees Forty five thousand only) being the full consideration money of this Indenture as per memo below :-

4.1.85 as earnest money - Rs 10,000.00
To-day By cheque No:- AS 241489
and AS 783379. United Commercial
Bank, Behala ----- Rs 35,000.00

Total - Rs 45,000.00

WITNESSES :

1). Kamal Saha.
Behala Settlement
Office
Cal-34.

২৩/১১/৮৭
(SIGNATURE OF THE VENDOR)

2). Pradip Kumar Das.
49 Bempen Bay Road.
Cal-34.

Read over and explained to the vendor in Bengali

Drafted by :

Bimal Chandra Sanyal

Advocate.
Alipore Police Court.

Typed by me,

Kamal Kumar Roy.
(Kamal Kumar Roy),
Alipore Police Court,
Calcutta-27.

OR SRI KESHAR DEO SHARMA.

LAND BAMA CHARAN ROY ROAD. IN PART OF C.S.E.

AT NO. 410. C.S.E.R.S KHATI ANNO-

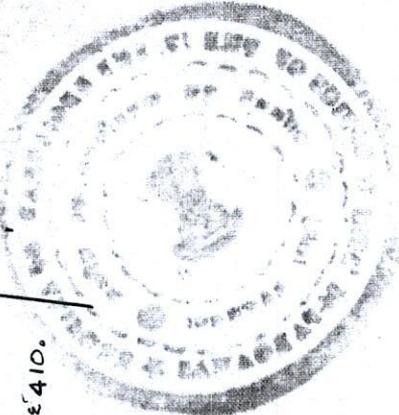
174. J.L NO. 6. TOUJI NO. 1508. R.S NO. 190. MOUZA-

MONDAL PARA. P.S-BEHALA. DIST-24 PGS.

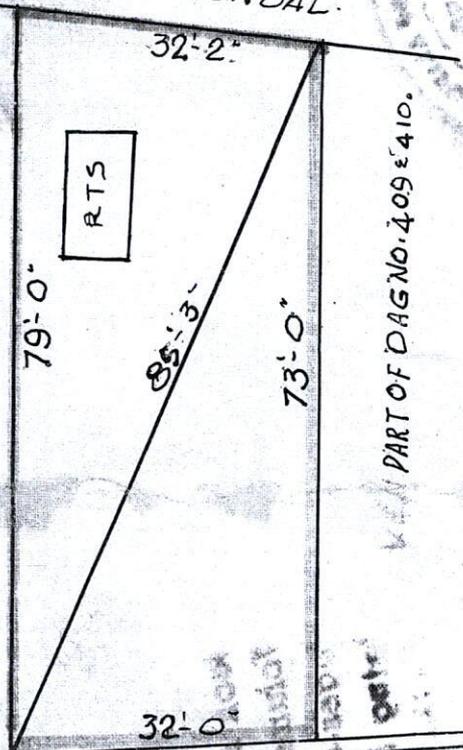
SCALE = 20'-0" = 1" INCH. AREA OF LAND = 3K-6CH-0SFT.



LAND & HOUSE OF SRI-
SUBAL CH. MONDAL.



LAND & HOUSE OF MR. DUTTA.



PART OF DAG NO. 409 & 410.

KANCHA MUNICIPAL DRAIN
BAMA CHARAN ROY ROAD.

DRAWN BY: P. R. BANERJEE, L.B.S.
SURVEYOR & PLANNER.
SHOVANA, AT D.H. ROAD.
D/D.T. 24/4/85.