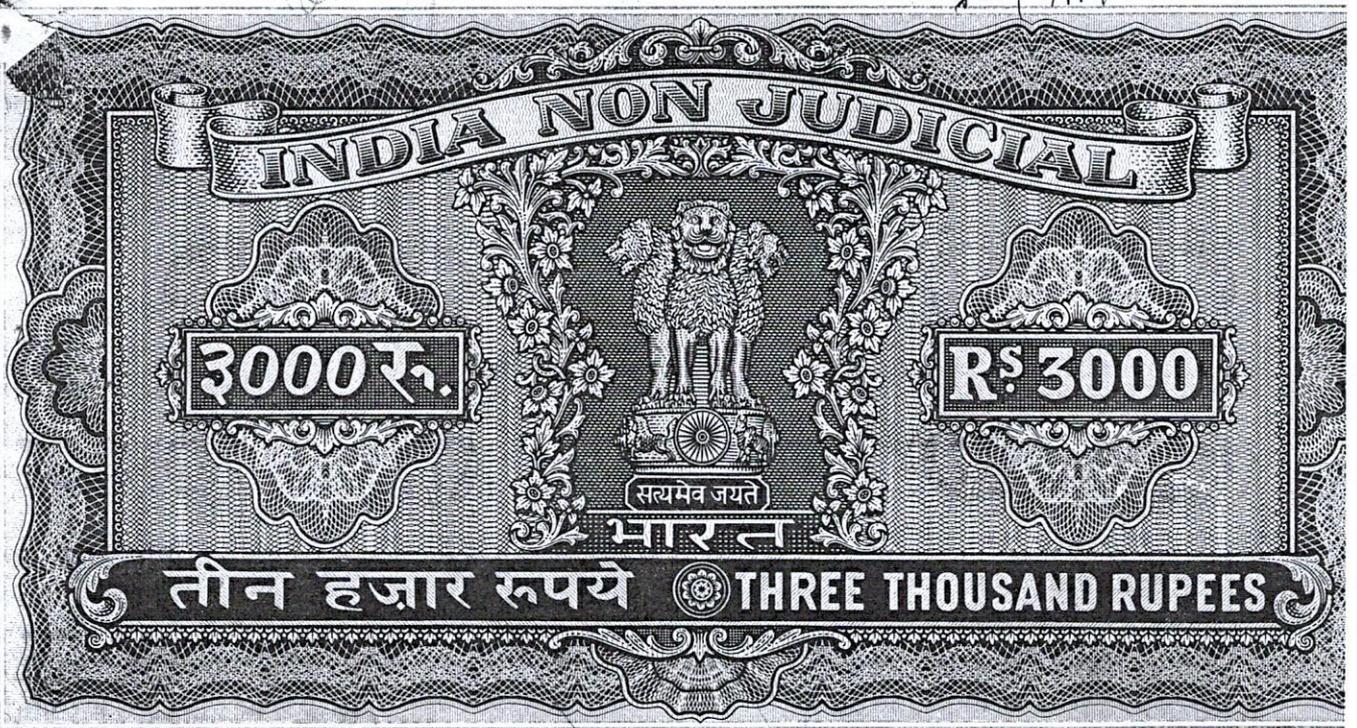


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3000F



under the India
 Act of 1908 as amended by
 Act No. 23 of 1936
 dated 28.11.36
 2916.00
 700.00
 3616.00

23
 377.00
 28.00
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 406.00

Kashi Nath Mondal
 Bipul Mondal
 Basanta Mondal

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DEED OF CONVEYANCE.

23
 District Sub-Registered
 Alheara, M.P. Pargana
 28/11/36
 377
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 406
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THIS INDENTURE made this the 28th day of November in the year of 1936 BETWEEN (1) SMT. MIRA MONDAL wife of late Subal Chandra Mondal, by religion Hindu, by occupation household works, (2) SRI KASHI NATH MONDAL, (3) SRI BIPUL MONDAL, (4) SRI BASANTA MONDAL, all sons of late Subal Chandra Mondal, all are by faith Hindu, by occupation Business, and (5) SUMITRA MONDAL, daughter of late Subal Chandra Mondal, by faith Hindu, by occupation household duties, and all are residing at 69, Bhupen Roy Road, Behala, P.S. Behala,



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श्री. श्री. अ. श्री. श्री.
Kashi Nath Mondal
Bipin Mondal
Basanta Mondal.
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in the District South 24-Parganas, hereinafter and collectively called as "VENDORS" (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 ONE PART : A N D (1) SRI KESHAR DEO SHARMA son of late Uday Ram Sharma, by religion Hindu, by occupation service, and (2) SM. RATAN DEBI SHARMA wife of Keshar Deo, Sharma, by religion Hindu, by occupation housewife and all are residing at 198, Bhupen Roy Road, Behala, P.S. Behala, Calcutta-700034, hereinafter called as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to



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श्री 41 अंजोर
Kashi Nath Mondal
Bipul Mondal
Basanta Mondal.
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include their respective heirs, executors, administrators, and assigns) of the OTHER PART :

WHEREAS Hari Charan Chattayet (now deceased) being the grand father of the Vendors' father, of Shyam Sundarpur P.S.Behala was seized and possessed of under mentioned schedule of land measuring 2 cottahs 7 chittaks 0 Sft. in Mouza Mondalpara, J.L.No.6, Touzi No.1508, R.S.No.190 Khatian No. 174, Dag Nos. ■■■,410 under P.S.Behala in the District 24-Parganas, now South 24-Parganas and other landed property in Mouza Muraopur, Sirty in different Dags and Khatians which was got by way of inheritance.

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 Kashi Nath Mandal
 Bipin Mandal
 Basanto Mandal.
 श्री ११ अग्र

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

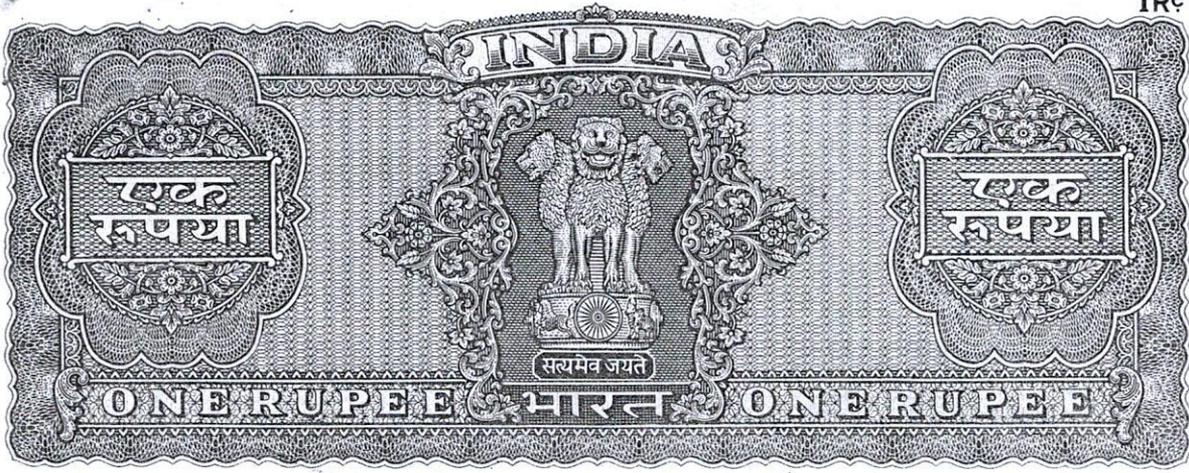
AND WHEREAS on 11.2.1935 the said Hari Charan Chattayet executed and registered a Will before death in favour of his 2 daughters and his said wife. And the said Smt. Benoda Moyee Dassi was the sole executant of the said Will.

AND WHEREAS after demise of the said Hari Charan Chattayet his wife Smt. Benoda Moyee Dassi has filed an application in the year of 1955 as the sole executant to the District Delegate Alipore, 24-Parganas for granting a Probate vide Case No.39 Act 27 and subsequently on

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Kachi Nath Mandar
Bipul Mandar
Basant Mandar
श्री 41 अग्र

21.4.1955 the Ld. District Delegate was pleased to pass an Order for Probate in favour of said sole executant Sm. 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) Sm. Laxmi Bala Dassi and (ii) Sm. Sudha Rani Mallick.

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

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27/1/2017
Kashi Nath Mondal

Rajendra
Basanta Mondal

Signature

AND WHEREAS to avoid troubles and litigations and to maintain perpetual peace amongst the said co-sharers, they determined to Partition their said inherited 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 I, Vol. 41, Pages 274 to 279, Deed No. 2902 on 24.8.1956.

AND WHEREAS according to the terms and conditions of the said Deed of Partition the said Smt. Laxmi Bala Dassi got the under mentioned schedule of landed property and while in exclusive possession and sufficiently entitled to the under mentioned schedule of land had gifted to her son Sri Subal Chandra Mondal by a registered Deed of Gift and the said Deed of Gift was duly been registered at the office of the S.R.O.Behala and recorded in Book I, Vol. 85, Pages from 106 to 111, Deed No. 5528 for the year of 1968.

AND WHEREAS by virtue of the said Deed of Gift the Vendors' father Subal Chandra Mondal now deceased was the sole and absolute owner of the under mentioned schedule of land measuring more or less 2 cottahs 7 chittaks 0 Sft. in Mouza Mondalpara, appertaining to R.S.Dag No. 410, under R.S.Khatian No. 174 within the jurisdiction of the Calcutta Municipal Corporation, a South Suburban Unit, Behala under Ward No. 121 being Holding No. 181/154 of Premises No. Bama Charan Roy Road, Behala, P.S. Behala in the District of ^{XVI} 24-Parganas now South 24-Parganas and the same was seized and possessed of or otherwise well sufficiently entitled to the said land after mutato his name with the proper authority concerned by paid rents and taxes.

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27/11/21 of ad
Kashi Nath Mondal
Bipul Mondal
Basanta Mondal
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AND WHEREAS the said Subal Chandra Mondal died intestate leaving behind him surviving his legal heirs, and successors-in-interests, one wife, Mira Mondal, 3 sons, Kashi Nath Monda, Bipul Mondal, Basanta Mondal and 1 daughter Sumitra Mondal- as his legal heirs and during his life time, the said Subal Ch. Mondal now deceased had constructed one R.T.shed structure, consisting of several rooms for his dwelling purpose during his life time and after demise his aforesaid legal heirs, Mira Mondal, Kashi Nath Mondal, Bipul Mondal, Basanta Mondal, Sumitra Mondal (hereinafter called and referred as Vendors) jointly owners of the said property as mentioned in the schedule hereunder written as being the legal heirs of the respective share and jointly in peaceful khas possession thereof.

AND WHEREAS by virtue of the aforesaid inheritance the Vendors are in jointly seized of of otherwise well and sufficiently entitled to the said land together with R.T.shed structure of brick built wall standing thereon in respect of the schedule below mentioned plot of land,

AND WHEREAS the Vendors due to urgent need of money have agreed with the Purchasers to sell out of their land together with said structure of brick built wall standing in Part of R.S.Dag Nos. 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 2 cottahs 7 chittaks 0 Sft. with structure within the limits of the Calcutta Municipal Corporation, Ward No.121 being Corporation Holding No.131,154 of Bana Charan Roy Road, P.S.Behala to the purchasers

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Kandhi North Mandal
Rajpur Mandal
Basant Mandal
Joshi

wall of tile shed hereby granted, sold, conveyed and/or expressed and intended so to be with there appurtenances unto and to the use of the purchasers absolutely and forever AND the Vendors doth hereby covenant with the purchasers that NOTWITHSTANDING any such act deed matter or thing beind one or executed knowingly suffered to the contrary the vendors have good right, title full power and absolutely authority to grant convey and transfer the said property with appurtenances in the manner aforesaid AND THAT the purchasers shall and may at all times hereby peacefully and quietly hold, possess enjoy the said land with structure and receive the rents profits thereof without any lawful eviction, interruption claim or demand by the vendors or any person or persons lawfully or equitably claiming from under or intrust for the Vendors AND THAT free clear and sufficiently indemnified against all estates encumbrances claim and demands created occassioned or suffered by the vendors or any person or persons whomsoever rightfully claiming or to claim through under or intrust for the vendors AND THAT the vendors shall at all times hereafter upon the requests and costs of the said 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 structure unto and to the use of the purchasers as shall or may be reasonably required. AND FURTHER MORE THAT the Vendors shall at all times hereafter indemnify and keep indemnified the said purchasers against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the vendors or any breach of the covenant hereunder contained.

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जोफने 15/11/18
Kashi Nath Mondal
Babul Mondal
Basant Mondal.

जोफने 15/11/18

SCHEDULE OF THE PROPERTY ABOVE

REFERRED TO :

ALL THAT piece and parcel of land together with R.T. shed, brick built structure standing thereon measuring more or less 2 cottahs 7 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 Nos. ~~410~~, 410(part) under C.S. and R.S.Khatian No.174, Police Station Behala, S.R.Office joint Alipore and A.D.S.R.Behala within the limits of the Calcutta Municipal Corporation, a South Suburban Unit, Behala, Ward No.121, Holding No.181/154 of Bama Charan Roy Road, Behala, ^{XVI} in the District of South 24-Parganas together with all rights privileges of easements and benefits marked within RED border lines in the annexed map or plan. And the said map or plan is the part and parcel of this Deed. The annual proportionate rent payable for the property is 7 paise to the Collector of South 24-Parganas, W.B. The land is butted and bounded in the following manner :-

ON THE NORTH : Land of Sri Keshar Deo Sharma & another ;

ON THE SOUTH : 12' ft. wide common passage ;

ON THE EAST : House of Subal Mondal ;

ON THE WEST : Corporation Drain and thenafter Damacharan Roy Road.

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श्री. श्री. अ. गु. म.
Kashi Nath Mandal
Bipul Mandal
Basanta Mandal.
श्री. श्री. अ. गु. म.

IN WITNESS WHEREOF the Vendors hath hereunto set and subscribed their respective hands and seals this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

AT CALCUTTA IN PRESENCE OF

FOLLOWING WITNESSES :

1). Panchu Gopal Das.
49 Bhupen Roy Road.
Cal-34.

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

श्री. श्री. अ. गु. म.
Kashi Nath Mandal
Bipul Mandal
Basanta Mandal.
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(VENDORS).

: MEMO OF CONSIDERATION :

RECEIVED of and from the within named purchasers the within mentioned the sum of Rs. 35,000.00 (Rupees Thirty five thousand) only being the full and entire consideration money of this Indenture as per Memo below :-

On 12.9.86 as earnest money - Rs 10,000.00
To day By cheque No:- BHL 570150 dt
28.11.86 United Bank of India.
(Behala Branch) Rs. 25,000.00

Total Rs 35,000.00
(Rupees Thirty Five thousand only.)

WITNESSES :

1). Panchu Gopal Das.
49 Bhupen Roy Road.
Cal-34.

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

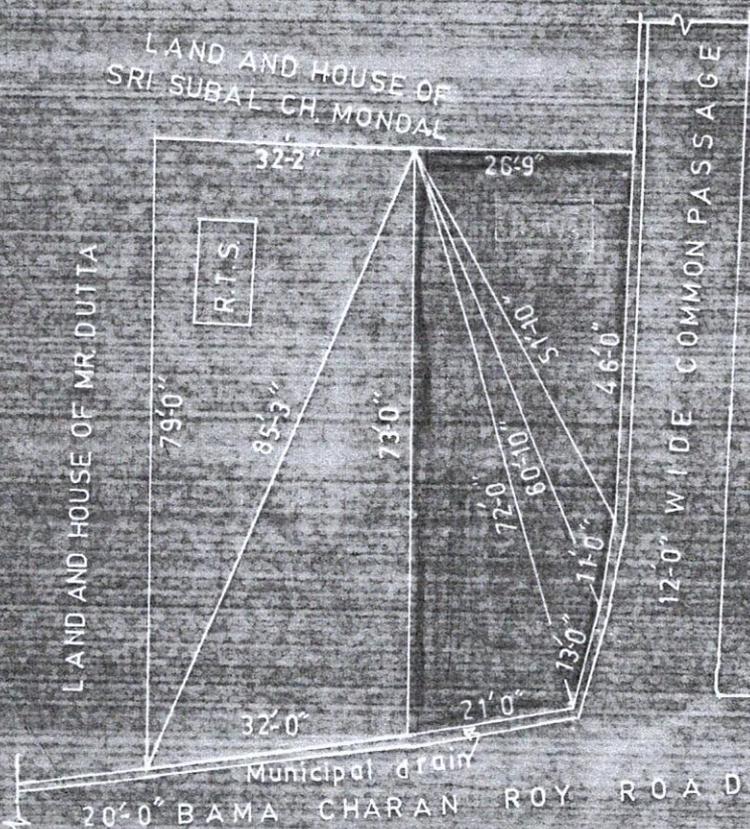
श्री. श्री. अ. गु. म.
Kashi Nath Mandal
(VENDORS).
Bipul Mandal
Basanta Mandal.

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Drafted by me,
Sudhir Kumar Mukherjee
ADVOCATE. 15B718/74
Alipore Police Court, Cal-27
Typed by me,
Kamal Kumar Roy.
(Kamal Kr. Roy),
Alipore Police Court,
Calcutta-27.

LAND PLAN FOR SRI KESHAR DEO SHARMA AND SMT. RATAN-
 DEVI SHARMA AT BAMA CHARAN ROY ROAD. PART OF C.S AND R. S.
 DAG NO- 410. C.S AND R.S. KHATIAN NO-174. J.L NO-6 TOWJI NO-1508
 R.S. NO-190. MOUZA-MONDAL PARA. P.S-BEHALA. DIST-24 PARGANAS.
 SCALE-2"0"=1"

AREA OF LAND - 2KA-7CH-0-SFT MORE OR LESS



श्रीशिवजी
 Kashi Nath Mandal
 Birbudi Mandal
 Basanti Mandal
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SIG. OF ENGINEER

Ph.774331
 C HOODHURY ASSOCIATES
 ARCHITECTS ENGINEERS AND
 PLANNERS
 MANTAN SUPER MARKET, RM-54