

INDIA NON JUDICIAL

4000 रु

RS 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

THE DEED OF CONVEYANCE MADE ON THIS DAY OF MARCH  
 BETWEEN THE SUNDERS BOSE AND 1982. O  
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4164 -

860

5124 -



A 468-50  
 H 2-40  
 471-80

M. C. S.  
 M. C. S.

5-3-82

THIS DEED OF CONVEYANCE made on this 5<sup>th</sup> day of March  
 One thousand nine hundred and eighty two BETWEEN ANANTALAL BOSE  
 son of Bonbehari Bose, deceased residing at No. 14/1, Nandalal  
 Bose Lane, Calcutta by religion Hindu by occupation landholder  
 hereinafter referred to as the 'VENDOR' (which expression shall  
 unless otherwise excluded by or repugnant to the context be deemed

to....

9999

Shyama. Nita

6. O. P. 1287

Cal.

3.3. 82

La

5000/-  
100/-  
20/-  
2021 4/-

5124/-



Presented by registration at  
on the 5th day of March 1982  
at the Calcutta Registration Office  
Ananta Lal Bose  
An Ex-tenant.

5 242

Ananta Lal Bose.

Ananta Lal Bose

Ananta Lal Bose  
Go Kote Boudhan  
Bose, 14/1,  
Nandlal Bose  
Kome, Cal. Hindu  
Landholder

814

Ananta Lal Bose.

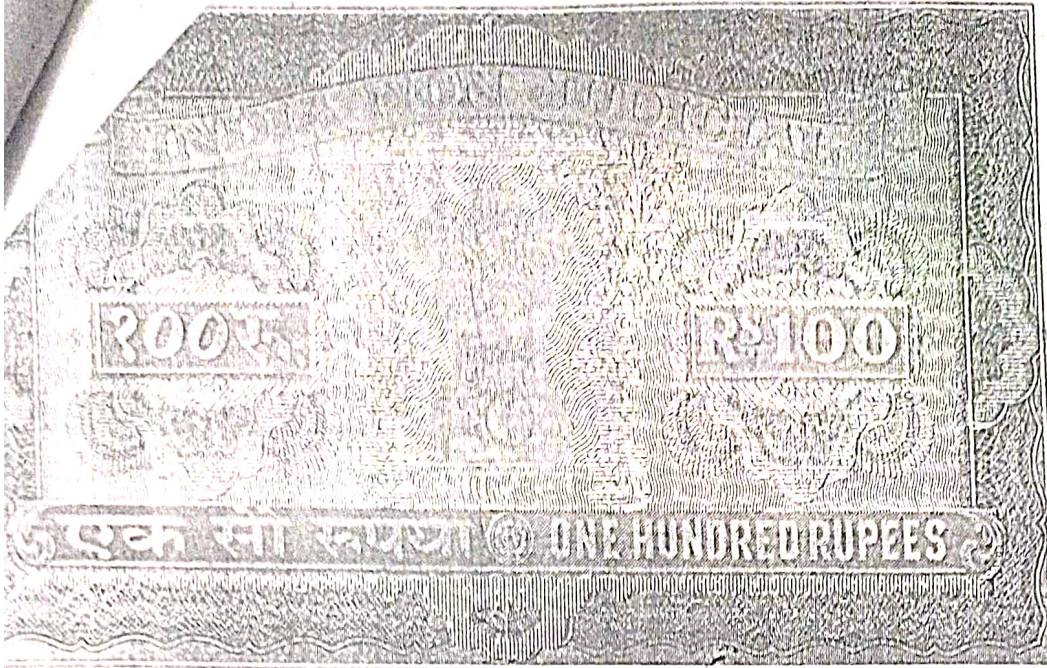
Ann Chandan Paul.

Ann Chandan Paul  
Go Kote Anudya  
Chandra Lal Paul  
6. Old for office use

Cal.  
Hindu  
Surter

5 242

100 Rs.



(2)

to include his heirs executors successors and legal representatives) of the One Part AND SM. JAYANTI DEY wife of Birendra Nath Dey by religion Hindu by occupation housewife residing at said No. 14/1, Nandalal Bose Lane in the town of Calcutta hereinafter called the 'PURCHASER' (which expression shall unless otherwise excluded by or repugnant to the context be deemed to include her heirs, executors, legal representatives and assigns) of the Other Part.

WHEREAS the Vendor is seized and possessed of the house and premises No. 14/1, Nandalal Bose Lane absolutely and forever save in respect of a charge for payment of a monthly sum of Rs. 225/- to Sm. Binapani Bose widow of Sidhlal Bose during her lifetime.

AND...



(3)

AND WHEREAS the Vendor is subject to payment as aforesaid enjoying the said premises No. 14/1, Nandalal Bose Lane in the town of Calcutta fully described in Part I of the Schedule hereunder written freely and absolutely as the sole and exclusive owner thereof.

AND WHEREAS Birendra Nath Dey the husband of the Purchaser is in possession of a portion of the said premises No. 14/1, Nandalal Bose Lane, Calcutta more fully described in part II of the Schedule hereunder written as a monthly paying rent at the rate of Rs. 200/- to the said Vendor.

AND WHEREAS it was agreed by and between the parties that the Vendor would sell and the Purchaser would purchase the said portion of premises No. 14/1, Nandalal Bose Lane in respect

of....



(4)

of which the said Birendra Nath Dey is the tenant under the Vendor at and for the price of Rs. 48,000/- (Rupees Forty eight thousand) only.

AND WHEREAS the said portion of the premises No. 14/1, Nandalal Bose Lane as fully and more particularly described in part II of the Schedule hereunder written as aforesaid.

AND WHEREAS in the annexed plan the said portion of the said premises No. 14/1, Nandalal Bose Lane has been bordered in blue.

AND WHEREAS for the sake of brevity the said portion of premises No. 14/1, Nandalal Bose Lane hereby intended to be sold conveyed and transferred is hereinafter described as the "said premises".

NOW....



(5)

NOW THIS DEED WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. - Rs. 48,000/- (Rupees Forty eight thousand only) on or before the execution of these presents to the said Vendor paid by the said Purchaser, the receipt whereof the said Vendor doth hereby acknowledge and of and from the same doth hereby release exonerate and acquit the Purchaser and the said premises the Vendor doth hereby grant convey, assure and transfer unto the Purchaser his heirs and assigns the said premises fully and more particularly described in Part II of the Schedule hereunder written together with all his rights claims demands and interest in the buildings yards courts drains water courses sewers lights liberties privileges easements and appurtenances whatsoever to the said messuage and premises belonging to or in anywise appertaining or usually held or occupied therewith or

reported....

to belonging or appurtenant thereto and all the estate right title and interest claim and demand whatsoever of the said Vendor into and upon the said premises and every part thereof TO HAVE AND TO ~~USE~~ the said premises hereby granted and conveyed or expressed so to be unto and to the use of the said Purchaser her heirs executors legal representatives and assigns forever and the said Vendor doth hereby for himself, his heirs and executors and administrators covenant with the said Purchaser, her heirs executors legal representatives and assigns that notwithstanding any act, deed or thing by the said Vendor now hath good right to grant convey and transfer the said premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchaser her heirs executors legal representatives and assigns and that the said Purchaser her heirs executors legal representatives and assigns shall at all times hereafter peaceably and quietly possess and enjoy the said premises fully described in Part II of the Schedule hereunder written and receive all rents issues and profits thereof without any lawful suit, eviction, claim or demand whatsoever from or by the said Vendor or any person having or lawfully or equitably claiming from under or in trust for ~~h~~ him or his predecessors-in-title and that free from all encumbrances whatsoever made or suffered either by the said Vendor or his predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT he the said Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said hereditaments and premises or any part thereof from under or

in....

in trust for the said Vendor shall and will at the request and cost of the said Purchaser her heirs executors legal representatives and assigns do and execute or cause to be done and executed all such acts deeds and things for further and more perfectly assuring the said hereditaments and premises and every part thereof unto and to the use of the said Purchaser her heirs or assigns do and execute or cause to be done and executed all such acts deeds and things for further and more perfectly assuring the said hereditaments and premises and every part thereof unto and to the use of the said Purchaser her heirs executors legal representatives and assigns as xx shall or may reasonably be required and that he the Vendor shall preserve all documents of title in respect of the said premises in a safe and sound manner so as to be produced to the Purchaser and/or at such other place or places as the Purchaser may lawfully and reasonably require at the cost of the Purchaser all such documents of title upon a reasonable notice AND THAT to permit and allow the Purchaser and her representatives to make copies of all such documents of titles and xx instruments and to take extract thereof and he the Vendor shall k keep the Purchaser her heirs executors legal representatives exonerated indemnified and harmless against all or any claim of the said Sm. Binapani Bose in respect of her maintenance for the sum of Rs. 225/- per month and that he the Vendor shall execute a proper Bond of Indemnity in favour of the Purchaser her heirs executors legal representatives and assigns this day and or on any other date in future and when it be so required by the Purchaser AND THAT

SO....



(8)

as long as the said claim of Binapani Bose be not satisfied he the Vendor shall not sell transfer or part with the remaining portion of the said premises No. 14/1, Nandalal Bose Lane, Calcutta without giving at least three months' prior notice to the Purchaser.

: SCHEDULE ABOVE REFERRED TO :

PART - I

ALL THAT piece and parcel of land measuring 12 kathas 11 chhitacks 18 square feet be the same a little more or less with partly one storied partly two storied brick built messuage house and tenement together with kachha one storied structure and passages being a portion of premises No. 14/1, Nandalal Bose Lane, Calcutta butted and bounded on the NORTH and EAST by 65/4, Baghbazar Street; on the SOUTH by 16/2, Nandalal Bose Lane and on the WEST by 16/1, Nandalal Bose Lane delineated in the plan annexed hereto.

PART - II

ALL THAT brick built one storied messuage tenement and hereditaments partly with sheds and pucca structures on land measuring 1 katha 16 chhitacks 2 square feet be the same a little more or less being portion of No. 14/1, Nandalal Bose Lane, Calcutta butted and bounded on the EAST and SOUTH by portions of No. 14/1, Nandalal Bose Lane used as common passage;

on....

(9)

on the WEST by No. 16/1, Nandalal Bose Lane; on the NORTH by 56, Baghbazar Street, Calcutta and delineated in the plan or map annexed hereto and bordered blue.

IN WITNESS WHEREOF the Vendor has ~~put~~ hereunto set and subscribed his hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED by

the within-named Vendor at Calcutta in the presence of :-

*Nandalal Bose.*



*N.K. Mitra.*

*Solicitor Advocate*

*Abanipit Bag*

*14/1 Nandalal Bose Lane*

*Cal - 3*

*Arum Chandra Paul*

*clerk to N.K. Mitra.*

MEMO OF CONSIDERATION.

Received from the within named  
Purchaser the within mentioned considera-  
tion being the sum of Rs. 48,000/- (Ru-  
pees forty eight thousand only) as follo-  
w:-

As and by way of earnest  
money in cash.

Rs. 5,000.00

From time to time in  
cash.

Rs. 39,999.00

By cheque no.  $\frac{BZ}{70}$  608488 on  
State Bank of India, Bagh-  
luzar Branch drawn by  
Joti Engineering Co.

Rs. 3,000.00

Rs. 48,000.00

Rupees forty eight thousand only.

Anantlal Bose

Witness:-

W. K. Kishor

Solicitor & Advocate

Abhijit Nay

14/1 Wandalal Bose Lane

Cal-3

~~Signature of Purchaser~~

Arora Chandra Paul.

PLAN OF

PREM. NO. 14/1, NANDALAL BOSE LANE.

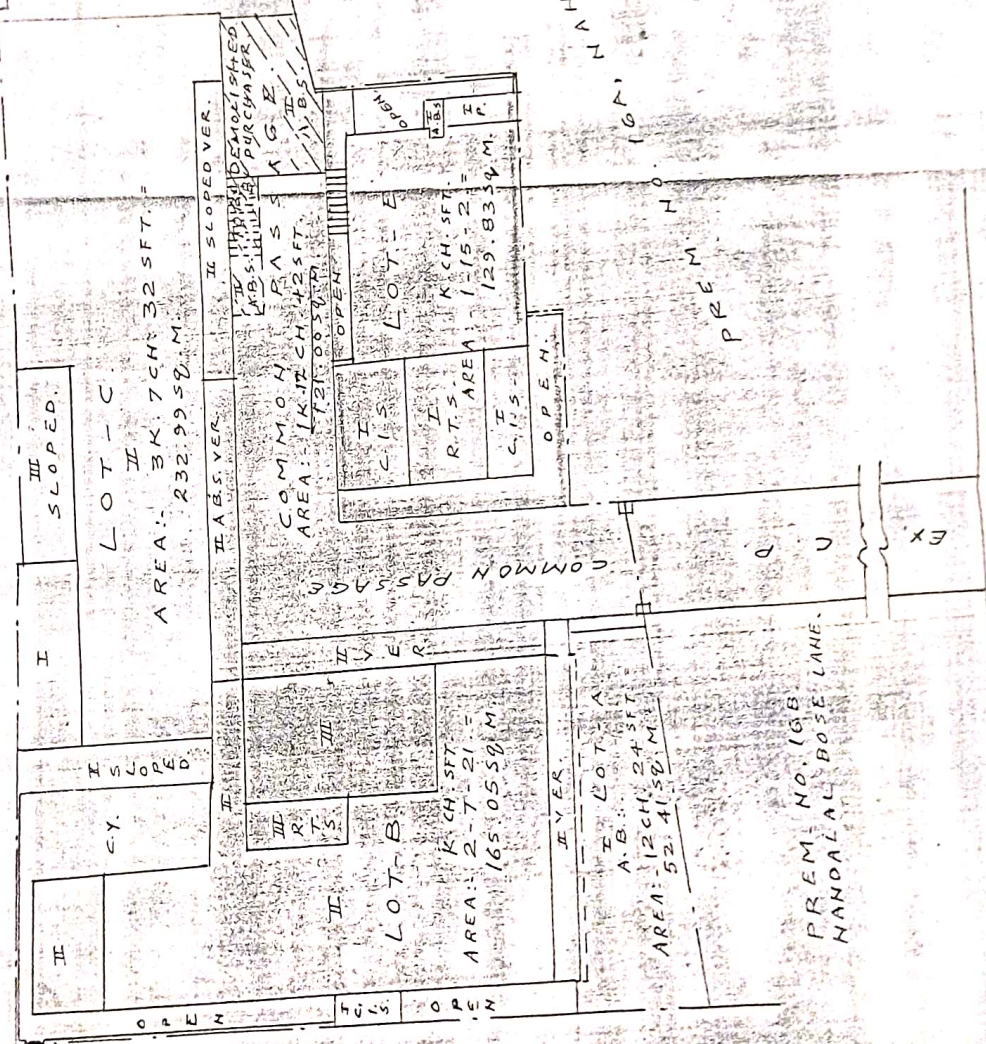
SCALE 1/16" = 1' INCH.

TOTAL AREA: 12K. 11CH. 18SFT. = 850.66 SQ. M.



PREM. NO. 65/4, BAGBAZAR STREET.

COMMON PASSAGE



BAGBAZAR ST.  
PREM. NO. 65/4

LOT-D  
K CH. SFT.  
2-3-32  
AREA: 149.38 SQ. M

LOT-C  
K CH. SFT.  
3-7-32  
AREA: 232.99 SQ. M

LOT-B  
K CH. SFT.  
2-7-21  
AREA: 65.05 SQ. M

LOT-E  
K CH. SFT.  
1-15-21  
AREA: 129.83 SQ. M

LOT-A  
K CH. SFT.  
2-4-21  
AREA: 52.41 SQ. M

PREM. NO. 14/1  
NANDALAL BOSE LANE

NANDALAL BOSE LANE

11/10/11

1  
2  
DATED THIS 5<sup>th</sup> DAY OF MARCH 1987.

1234  
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5678901234

N 3<sup>rd</sup>

134

BETWEEN

ANANTALAL ROSE ... Vendo

AND

SM. JAYANTI DEY ... Purch for

: CONVEYANCE

DILIP KUMAR MITRA  
Solicitor & Advocate  
6, Old Post Office St  
Calcutta - 700001.



5-7-87