

15642

14950

2000Rs.



Duly Stamped under the Indian Stamp Act 1899 as amended by Act III of 1922 and Section 82 (I) of the Calcutta Improvement Act 1911 Schedule

Stamp Duty paid under the Indian Stamp Act 1899 as amended in 1964 Rs. 40.0  
Additional duty paid under the Calcutta Improvement Act 1911 Rs. 7.00 P

Total Rs. 47.10

THIS INDENTURE is made this the 20<sup>th</sup> day of

October One thousand Nine hundred Ninetythree (1993)

BETWEEN MR. LIA HSUN FO son of Late Liao Yu Eko

by faith Chinese, by occupation Business residing at

111/1B/3, Matheswar Tala Road, P.S. Tiljala, Calcutta-

700046, District 24-Parganas(South) hereinafter

called and referred to as the VENDOR (which term or

expression shall unless excluded by or repugnant to the

context be deem to mean and include his heirs, executors,

administrators, representative and assignees) of the

ONE PART AND SMT. MANJU PODDAR wife of Sri Anil Kumar Poddar

Contd...2.

17495  
 K Chatterjee

October 93  
 at private residence  
 1-0

1000  
 2000  
 500  
 2000  
 1000  
 4710

20.10.93

Lia Hsun Fo  
 110. W. 10. late Liao yu sko  
 411. B13 - m...  
 Road P.S. Tigala Cal-46  
 Chinese  
 Business

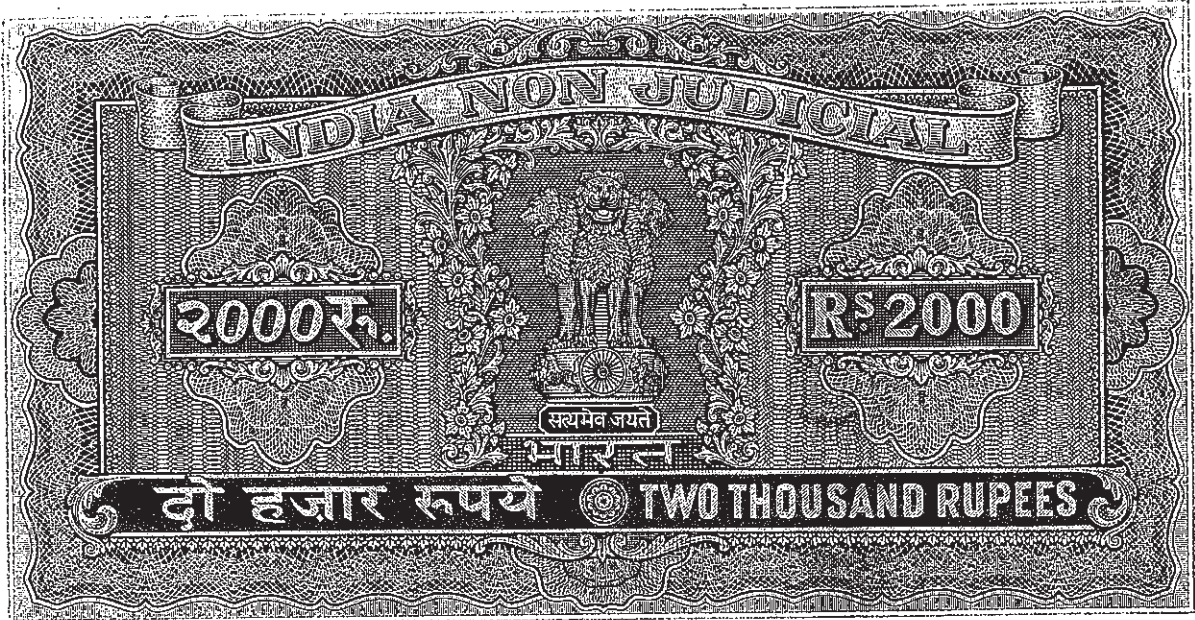
Liao Hsun Fo

Liao Hsun Fo  
 47 South Tanya Rd  
 Cal-46

1710

Hiao mu she  
 47 South Tanya Rd  
 Cal-46  
 Chinese

20.10.93



- 2 : -

by faith Hindu, by occupation Housewife/Business, residing at  
 137, S.P. Mukherjee Road, P.S. Tollygunge, Flat No.5A,  
 Calcutta-700026, hereinafter called and referred to  
 as the PURCHASER (which expression shall unless  
 excluded by or repugnant to the context be deemed to  
 mean and include his heirs, executors, administrators,  
 representative and assignees) of the OTHER PART.

Contd...3.



Form 1041-95

Sold to V. Chatterjee

at Aditya

Carroll Collection

TREASURY

Feb 19 23

1 - 2000 -  
1 - 2000 -  
1 - 500 -  
1 - 200 -  
1 - 100 -  
4700 -



Signature of Alfred

2010-93



- : 3 : -

WHEREAS the recital of the property under Agreement for Sale being known and numbered as 111/1B/2, Matheswar Tala Road, p P.S. Tiljala, Calcutta-700046, District 24Parganas (South), as proposed to be transferred in favour of Smt.

Manju Poddar wife of Sri Anil Kumar Poddar may be described in the manner hereunder.

AND WHEREAS the predecessor of the present Vendor

Late Liao Yu Sko acquired some landed property comprised

Contd...4.

17495  
 V. Chatterjee  
 Calcutta Code, 1900  
 Treasury  
 Date 18-10-93

1 — 2000/-  
 1 — 2000/-  
 1 — 500/-  
 2000/- 200/-  
 100/-  
 4710/-



RECEIVED  
 18-10-93

20.10.93



- : 4 : -

in pursuant free holding no.209, Division-IV, Sub-Division  
 II Mouza Tangra, appertaining to Dihi-Panchanno Gram,  
 Khasmohal Touji No.129~~8~~, ~~2833~~ of 24Parganas at present  
 24Parganas(South), Collectorate being annual rent of  
 Rs.3/15/10 paise payable to the State of West Bengal  
 through the Collector of 24Parganas at Alipore and  
 338,357  
 recorded in Dag No,35~~0~~ & 38~~4~~ of Khatian No.564 in  
 J.L. No.5, P.S. formerly Tollygunge at present Tiljala,  
 Mouza Tangra, and by way of Purchase by the father of  
 the Vendor(at present deceased) by virtue of

Contd...5.



Serial No. 17495

Filed to Chatterjee  
of 13

Calcutta Collectorate.

TREASURY

Date 8.10.93

10000/-  
10000/-  
10000/-  
20000/-  
10000/-  
47000/-



**RECEIVED**

20.10.93





- : 5 : -

a Registered Deed Conveyance executed in favour of the predecessor of the Vendor for a consideration as mentioned therein and thus the father of the Vendor took delivery of possession of the said property and became absolute owner of the same in or about the year 1947.

AND WHEREAS the said Late Liao Yu Sko while seized and possess and enjoying the said landed property

Contd...6.

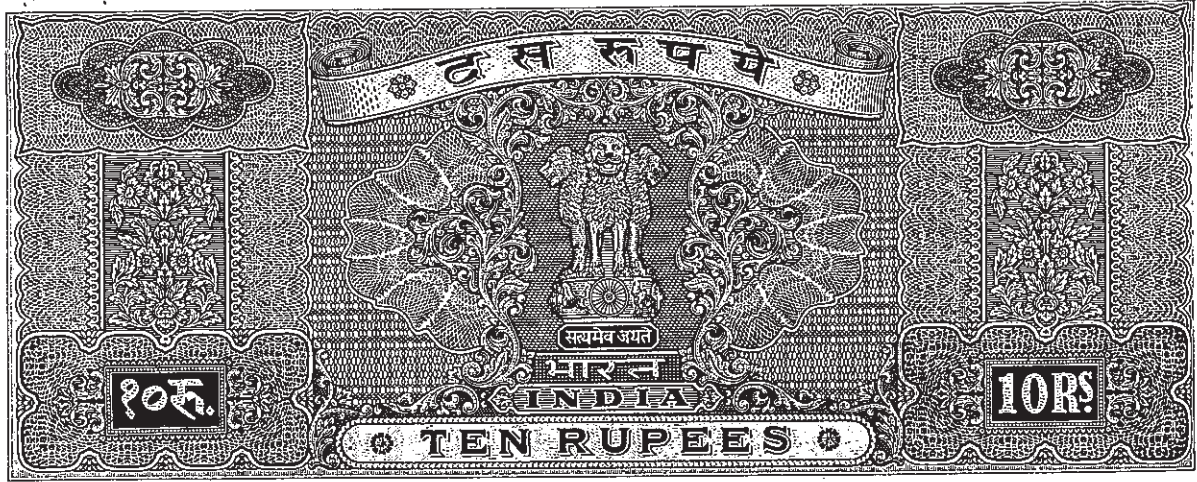
17495  
 Sent to ~~Chittoor~~  
 of ~~Chittoor~~  
 Calcutta Collectorate,  
 Treasury  
 20.10.93

1 c 200/-  
 1 c 200/-  
 2 c 500/-  
 2 c 100/-  
 1 c 10/-  
 471/-



20.10.93

20.10.93



- : 6 : -

by erecting a House Building and structure at a portion of the said land which was recorded in Khatian No.828, and was assessed by the Assessment Department of the Corporation of Calcutta and was previously known and being called the Premises No.47, South Tangra Road, P.S. formerly Tollygunge at present Tiljala.

AND WHEREAS the said Late Liao Yu Sko set-up and started a Tannery Business at the said landed property acquired by him by way of Purchase and the said father of the Vendor died in or about the year 1979 and during the lifetime of the said Liao Yu Sko settled his aforesaid landed property in between his two sons

Contd...7.

No. 17495  
 To K. Chatterjee  
 Calcutta Collectorate,  
 Treasury  
 Date 20-10-93

1 e 2000/-  
 1 e 2000/-  
 1 e 500/-  
 2 e 100/-  
 1 e 10/-  
 471/-



Received by  
 K. Chatterjee

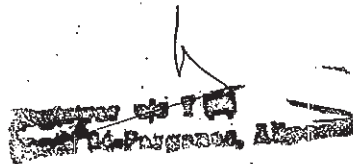
20-10-93



namely (1) Lia Hsun Fo and (2) *Lia Hsun Tung*  
by way of making an amicable partition of the said  
landed property in between his two sons and thereby  
by virtue of the said amicable partition the Vendor  
herein became the sole and absolute owner of some  
landed property along with brick-built building and  
C.I. Shed structure therein and the brother of Vendor  
also got some landed property along with brick-built  
building structure therein by virtue of the said

AND WHEREAS the Vendor herein after becoming the sole  
and absolute owner of the Landed property he made some  
improvements of the said land by filling the same at  
his own cost and also constructed further structure  
thereon and installed some machinery therein for running  
of a tannery business exclusively in his particular  
allotted portion which was subsequently assessed by the  
Calcutta Municipal Corporation and renumbered in two  
separate premises Nos. being one is premises No.111/1B/3,  
and another is 111/1B/1, Matheswar Tala Road, P.S.Tiljala,  
Calcutta-700046.

Contd...8.



201093

AND WHEREAS the Vendor being absolute seized and possessed of the said property let out the same to different tenants who were carrying on their tannery business at the said premises by installing their own machinaries therein and as well as also by purchasing the entire machineries set-out and installed by the Vendor therein.

AND WHEREAS the Purchaser herein is a tenant under the Vendor and carrying on his tannery business in a portion of the Premises No.111/1B/X, Matheswar Tala Road, P.S. Tiljala, Calcutta-700046, and the said property is under occupation of the Purchaser since 1981 as a tenant therein and the Purchaser is still in occupation and enjoyment of the said property.

AND WHEREAS the said Vendor are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the message, tenement, heriditament land and Premises No.111/1B/X, Matheswar Tala Road, P.S. Tiljala, Calcutta-700046 comprising a landmeasuring about 3 cottahs, 14 chattaks, 65 sq.ft. a little more or less together with a decaying and delapidated brick-built message and structure standing thereon



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20.10.93



and morefully and particularly described and mentioned in the Schedule hereunder written, and intended to be hereby conveyed.

AND WHEREAS the Vendor herein have become the absolute owner of the said premises in fee simple in possession and free from all encumbrances.

AND WHEREAS the Vendor has agreed to sale and the Purchaser has agreed to purchase all that the land and house property and structure lying and situated at and being Premises No. 111/1B/X, Matheswar Tala Road, P.S. Tiljala, Calcutta-700046, morefully and particularly described in the Schedule below fee simple in possession and free from all encumbrances at or for the price of the sum of Rs.35,000/- (Rupees thirtyfive thousand only).

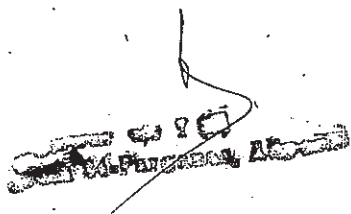
AND WHEREAS the Purchaser have offered to purchase the some being the tenant and occupier therein at and for the consideration of Rs.35,000/- (Rupees thirtyfive thousand only) AND WHEREAS the Vendor have accepted the said offer and have entered into an Agreement for sale of the said property for the said consideration with the Purchaser.



ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ  
ԲԱՆՈՒՄԻ ՆԱԽԱՐԱՐՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐԱՆ

20.10.93

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in payment of said sum of Rs.35,000/- (Rupees thirtyfive thousand only) as mentioned in the memorandum of consideration mentioned hereunder (The receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same or any part thereof doth acquit release and exonerate the Purchasers their heirs, executors, administrators and representatives forever) and the said messuage tenement and heriditament and premises and premises and every part thereof as beneficial owners the Vendors doth by these present grant sell, transfer convey assure, and assign and release unto the Purchaser. ALL THAT the said premises being a portion of the Municipal Premises NO.111/1B/X, Matheswar Tala Road, P.S. Tiljala, Calcutta-700046, in city of Calcutta in all that one brick-built building and C.I. Shed Structure messuage tenement, heriditament land and premises together with the peace or parcel of land thereunto belonging and on part whereof the same is erect and built containing an estimation measurement about 3 cottahs, 14 chittaks, 6 sq.ft. a little more or less and in the schedule hereunder particularly



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mentioned and described and shown and delineated in colour red in the map/plan annexed hereto which is to be treated and formed as part of this conveyance OR HOWSOEVER OTHERWISE THE said premises now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished ~~TOGETHER~~ TOGETHER WITH all houses out house or other buildings erections fixtures walls yards, courtyards Paths, passages sewers, drains, water courses and all and all matters of farmer or other rights liberties and easements, privileges appurtenances and appurtenances whatsoever to the said messuage tenement land hereditament and premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion and reversions remainder and remainders rents issues and profits thereof or any part thereof and all that estate right title inheritance use trust property claim and demand whatsoever both at law and in equity or the Vendor into and upon the said messuage tenement land hereditament and premises or any part thereof and ALL DEEDS pattahs munimer writings and wideness of title whatsoever exclusively relative to or concerning the said premises or any part thereof which

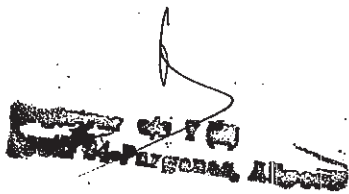


SECRETARÍA DE EDUCACIÓN  
Calle 14-Paraná, 1400

20.10.93

in anywise situate to the said messuage tenement hereditament and premises or any part thereof and which now are or hereafter shall or ~~may~~ may be in the custody power or possession or control of the Vendor or any other person or persons from whom be or they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said messuage land hereditament and the said premises hereby granted transferred and conveyed and sole or expressed or intended so to be unto the Purchasers absolutely and for ever AND the Vendors doth hereby covenant with the Purchasers that notwithstanding any act deed matter or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors have good right full power and absolute authority and indefeasible title to grant sell convey and transfer the messuage tenement land hereditament and premises hereby granted sold conveyed and transferred or expressed or intended to be unto and to the use of the Purchasers in manner aforesaid and the Vendors are lawfully, rightfully and absolutely seized and possessed of and otherwise well and sufficiently entitled to the said

Contd...13.



20.10.93



premises and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to later defeat encumber or make void the same and that notwithstanding any such act deed matter or thing whatsoever as aforesaid the Vendors now hath good right full power and absolute authority to grant transfer and convey the said premises on to the purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said premises meassuage tenement land hereditament and receive the rents issues and profits thereof without any lawfully eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or any of their predeceassors in title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND that free free and clear and freely clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances whatsoever made done created or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the Vendors and all persons having or lawfully or equitable claiming any estate or interest whatsoever in the said premises



Minister of Agriculture  
New Delhi, India

20.10.93

or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be (done and executed) all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto the Purchasers in ~~xxx~~ manner aforesaid as shall or may be reasonable required and also that the Vendors will and at all times hereafter, at the request and cost of the Purchasers produce to the purchasers or as the Purchaser shall direct the Deeds and writings for evidencing the title to the said premises hereby granted transferred and conveyed and also furnish to the Purchasers copies of or extracts from the said deeds or writings and will in the meantime keep such deeds and writings unobliterated and uncanceled.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT one storied brick-built C.I. shed structure messuage tenement, ~~hereditament~~ and premises together with a piece or parcel of land thereunto belonging containing an area of land measuring about 3 cottahs, 14 chittak, 6 sq.ft. be the



**স্বাস্থ্য ও পরিবার কল্যাণ বিভাগ**  
**পশ্চিমবঙ্গ**

20.10.93

স্বাস্থ্য ও পরিবার কল্যাণ বিভাগ  
পশ্চিমবঙ্গ

same a little more or less and on part whereof the same is erected and built situate laying at and being a portion of Municipal Premises No.111/1B/X Matheswar Tala Road, P.S. Tiljala, Calcutta-700046 being Holding No-209, Division-IV, Sub-Division-IV, Mouza Tangra, appertaining to Dihipanchanno Gram Khasmohal Touji No.1294, ~~2833~~ of 24Parganas at present <sup>338,357</sup> 24Parganas(South) being C.S. Dag No,356 & 384 of Khatian No.564 of District Settlement and Khatian No.828 of the Revisional Settlement and ~~Khatian~~ No. J.L. No.5, P.S. formerly Tollygunge at present Tiljala, Sub-Registration Office - Alipore, <sup>at present Seal Dah</sup> of the District 24Parganas(South) which is particularly shown and delineated in the site sketch map/plan annexed hereto with RED wash and hereby transferred unto Smt. Manju Poddar by delivery of peaceful ~~kax~~ khas vacant possession of sold out property to the Purchaser which is butted and bounded in the manner :-

On the North	: Other land
On the East	: Vendors brother's land
On the South	: Matheswar Tala Road and thereafter other property.
On the West	: Vendor's brothers property.



*[Handwritten signature]*  
ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ  
ԿՈՄԻՏԵ ԿԵՆՏՐԱԼԻ ՔԱՆՈՒՆԻ

20.10.93



IN WITNESSES WHEREOF the said Vendor hath hereunto set  
and subscribed his hands and seal the day of month and  
year first above written.

SIGNED SEALED AND DELIVERED

in presence of :-

1. *Pro les*  
47, South Tagore Rd.  
Calcutta
2. *Pro les*  
57D, Swino Lane  
CAL-42

Drafted and prepared by :

*Kumar Chatterjee* Advocate

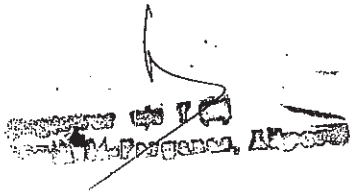
Kumar Chatterjee, Advocate,  
4A, Ballygunge Station Road,  
Calcutta-700019 and  
Alipore Judges' Court, Alipore,  
Calcutta-700027.

*[Signature]*  
Signature of Vendor.

Kumar Chatterjee  
(Advocate)  
4A, Ballygunge Station Road  
Calcutta-19

Types by :-

*Pradip K. Banerjee*  
Pradip Banerjee, Alipore Judges' Court.



20.10.93

MEMORANDUM OF CONSIDERATION

Received from the withinnamed Purchaser the within  
mentioned sum of Rupees Thirtyfive thousand only  
(Rs.35,000/-) being the full consideration money as  
mentioned hereunder :-

By a Pay Order/Mr. Manager's Cheque  
drawn on United Commercial Bank,  
Ballygunge Circular Road Branch,  
dated 18.10.93 bearing No.

051550-700028039

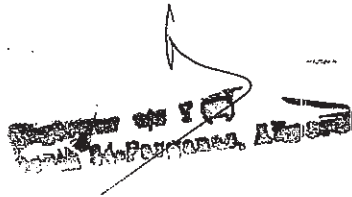
... Rs.35,000.00

(Rupees thirtyfive thousand only).

Witnesses :

1. *has less in*  
*47, South Tangra Rd -*  
*Cal reef*
2. *CHG 4750*

*Signature of Vendor.*  
Signature of Vendor.



20-10-93

DATED THIS 26th DAY OF OCTOBER, 1993.

B. T. W. E. N.

MR. L. T. A. H. S. U. N. P. O.

... VENDOR

A. N. D.

SMT. MANJU PODDAR

PURCHASER.

Book No. 730  
Volume No. 4274  
Pages 403 to 427  
For the year 1993  
Beng No. 14950

DEED OF SALE



26-10-93

Drafted and Prepared by  
KUMAR CHATTERJEE, ADVOCATE,  
4A, Ballygunge Station Road,  
Calcutta-700019,  
Allpore Judges' Court,  
Allpore, Calcutta-700027.

28-10-97

