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14576

1000Rs.



Process fee in Court fee Stamps

4.50

Stamp under rule 11  
 of the Court Fees Act, 1905  
 as amended by the Indian  
 Stamp Act, 1902 & 23  
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 Stamp Act, 1902 & 23  
 as amended by the Indian  
 Stamp Act, 1902 & 23  
 as amended by the Indian  
 Stamp Act, 1902 & 23

1905

1999  
 58  
 183

*[Signature]*  
 Registrar of Assurances  
 Calcutta

27-12-09

*[Signature]*

THIS INSTRUMENT made on the 29<sup>th</sup> day of December

..... in the year one thousand nine hundred

Eighty-nine B E T W E E N Smt. Suprova Guha wife of

late Teer, Mohan Guha residing at Daksal in Pally, P.O.

...

57708

d. N. Jalam A.S.

1000

*[Handwritten signature]*

21-12-89

Registered  
Vendor



Presented for registration at 1.30 PM  
at the Calcutta Registration office

on the 29th day of Dec 1989

by Suprava Jaha

Att. Certificate

*[Handwritten signature]*  
Registrar of Assurances  
Calcutta

29.12.89

Suprava Jaha

Suprava Jaha, 50 Bate  
Bany sokha Jaha  
Bellshin Pally P.O.  
Rahara of 24 P.S. (A)

6585

Suprava Jaha

*[Handwritten signature]*  
Product the ...  
Bate Cal

*[Handwritten signature]*  
Registrar of Assurances  
Calcutta 29.12.89

...  
A.S. ...  
A.S. ...

Rahara in the district of 24-Parganas (North) hereinafter referred to as the 'Vendor' (which term shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the One Part A K D Arup Kumar Guha son of Late Beery Mohan Guha residing at Dakshin Bally, P.O. Rahara in the district of 24-Parganas (North) hereinafter referred to as the 'Purchaser' (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the Other Part.

WHEREAS -

1. By an Indenture of Conveyance dated 24th January, 1952 Mrs. Supurna Guha purchased from Shri Sarat Chandra Chatterjee Esq. for valuable consideration a plot of land measuring more or less 4 kottahs which is more fully and particularly described in Schedule 'A' hereon or written and the same is

hereinafter referred to as the "said land" and the said transaction has been registered in the office of Sub-Registrar, Ferrackpore and is recorded in Book No. 1, Vol. No: 5, pages 157 to 159, Being No: 210 for the year 1952.

2. The Vendor is absolutely seized and possessed of the said land free from all encumbrances and liabilities whatsoever.
3. The Vendor has constructed a one storey brick built building including kitchen, toilet and lavatory standing on more or less two and half kottahs of land out of the said 4 kottahs.
4. The Vendor has agreed with the Purchaser for absolute sale and transfer unto the Purchaser the undivided one third share measuring more or less 960 sq.ft. of the said land messuage, hereditaments, tenements as described in Schedule 'A' hereto and also the entire terrace roof right measuring more

or less 791 sq.ft. of the existing one storey  
brick Built building and the same is more  
fully and particularly described in Schedule 'P'  
hereto free from all encumbrances and liabilities  
whatsoever and on the terms and conditions  
hereinafter contained AND hereinafter the  
undivided one third share of land and the entire  
terrace/roof right as stated hereinbefore are  
collectively called the "said property" for a  
consideration of Rs.10,000/-.

NOW THIS INDENTURE WITNESSETH that in pursuance of  
the said agreement and in consideration of the said sum of  
Rs.10,000/- (Rupees Ten thousands) only paid by the  
Purchaser to the Vendor on or before the execution of the  
present (the receipt whereof the Vendor doth hereby  
admit acknowledge and confirm and of and from the same  
and every part thereof acquit, release and discharge the  
Purchaser and also the "said property") the Vendor doth  
hereby grant, convey, transfer, sell, assign and assure

unto and in favour of the Purchaser ALL THAT piece or parcel of the said property more fully and particularly described in Schedule 'B' hereunder written and TO HAVE AND TO HOLD the said property and the inheritance thereof in fee simple unto the Purchaser absolutely free from all encumbrances, charges, liens, dispendens, claims, demands trust and liabilities whatsoever AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed matter or thing by the Vendor or any of her predecessors in title the Vendor has good right full power and absolute authority to grant convey sell, transfer, assign and assure the said property more fully described in Schedule 'B' hereunder appearing unto the Purchaser shall and may hereafter peacefully and quietly possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demands whatsoever from or by the Vendor or any person or persons having or lawfully claiming for under or in trust for the Vendor or any of her predecessors in title AND THAT free

from all encumbrances, charges, liens, dispendens, claims  
demands, trusts and liabilities whatsoever made or  
suffered by the Vendor or any person or persons having or  
lawfully claiming from under or in trust for the Vendor  
AND further that the Vendor and all persons having or  
lawfully claiming any estate or interest in the said  
property or any part thereof from under or in trust for  
the Vendor or from or under any of her predecessors in  
title, shall and will at all times hereafter do and  
execute or cause to be done and executed all such acts,  
deeds, matters and things whatsoever for further and more  
perfectly assuring the said property and every part  
thereof unto the Purchaser as may be reasonably required.  
AND the Purchaser may construct any building on the said  
terrace/roof measuring more or less 791 sq.ft. as stated  
in Schedule 'E' herein, tax referred to ALL on construction  
of such building, in which, the Vendor will be the owner of  
the terrace/roof of the newly constructed building but  
the Purchaser will be entitled to enjoy all necessary

amenities e.g. putting up antenna, tank, structure, staircase etc. thereon.

SCHEDULE 'A' REFERRED TO ABOVE :

All that revenue paying plot of land with one storey brick built building measuring more or less 4 kottahs appertaining to Plot Nos: 137, 139 Dag No: 114, J.L. No: 5, R.S. No: 11, Touzi No: 172, Holding No: 47, Khatian No: 79/80, Mouza - Herulia, P.S. Khardah, Dist: 24-Ferganas (North),  
Sub-Registrar, Barwackpore butted and bounded as under :

On the North	:	Public Road
On the South	:	Building
On the East	:	Public Road
On the West	:	Building

SCHEDULE 'B' REFERRED TO ABOVE :

All that undivided one third share measuring more or less 960 sq. ft. land as described in Schedule 'A' along with its entire terrace/roof measuring more or less 791 sq. ft. of the one storey pucca brick built building.

.../s.



IN WITNESS WHEREOF the party hereto has hereunto  
set and subscribed her hands the day month and year above  
written.

Suprava Guha

Signed and delivered by

the Vendor at Calcutta

in the presence of :

Ashish Kumar Pinnas  
Mahajati Nagar Block-3  
P.O. Pirati,  
Calcutta - 700051

Jnanotosh Ghosh  
Baruifuz, 24 Parganas

book No. 213  
Volume No. 213  
Pages 426 6 434  
Being No. 19516  
For the year 1989

14516  
20/12/89  
HL

Dated the 29<sup>th</sup> day of December, 1989



INDENTURE OF CONVEYANCE

BETWEEN

SMT. SUPROVA GUHA

AND

ARUP KUMAR GUHA

for 10/11/89  
25-8-93



Registrar of Assurances  
Calcutta

D.N. Jaisan, M.A. (Com), B.L.  
Advocate,  
57, Sir Hariram Goenka St.  
Calcutta-7.