

500 Rs.



Admissible under rule 41 5

and also under section.....

of the *WPB* Tenancy act 1955

due stamp for Indian

Stamp Act 1902 & 64

amended by W. B. Stamp Amendment

Act 1902 & 64. 172 & the rule 14. 110.23

ee. Paid as under.

Process fee in Court fee stamps.

1 = 50



A 85 = 50
 I 30 = 00
 MA, 20 = 00
 MB 2 = 00
 N 1 = 50

 139 = 00

Shaw
12/2/74

Registrar of Assurances
Calcutta

THIS INDENTURE made this 12th day of February, One thousand ^{*lakh*} nine hundred and seventy-four BETWEEN BECHURAM SHAW son of ^{*late*} Sri Jugdeoram Shaw residing at No.58, Kailash Bose Street in the town of Calcutta by religion Hindu by occupation land-holder hereinafter called " the Vendor"(which expression shall unless excluded by or repugnant to the context ~~to~~ be deemed to mean and include his heirs executors administrators and representatives) of the ONE PART AND NARENDRA KUMAR JAISWAL and CHANDRA SEKHA JAISWAL both sons of Locnon -

Agst
139
14000

12/2/39
Bichan Singh & Co. Dh
Lunthi Case Court Calcutta

Collector,

Treasurer

7/2/74



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11-10 Dec

Presented for registration at

at the Calcutta Registration Office

on the 12th day of

February 1974

By Bichuram Shaw

Her-Executrix

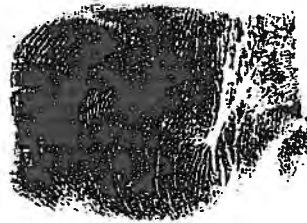
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12/2/74

Registrar of Assurances
Calcutta

✓ Bichuram Shaw

793



Execution of will

Bichuram Shaw

Son of Late Jagdeo Ram Shaw

of 38 Kaitash Boro VI Calcutta

Her-Executrix

Nhan

12/2/74

Registrar of Assurances

Calcutta

793

Execution of will

Bichuram Shaw

Son of Late Jagdeo Ram Shaw

of 38 Kaitash Boro VI Calcutta

Her-Executrix

Nhan

12/2/74

2d. Jan 73

at the residence of Late Jagdeo Ram Shaw

of 38 Kaitash Boro VI Calcutta

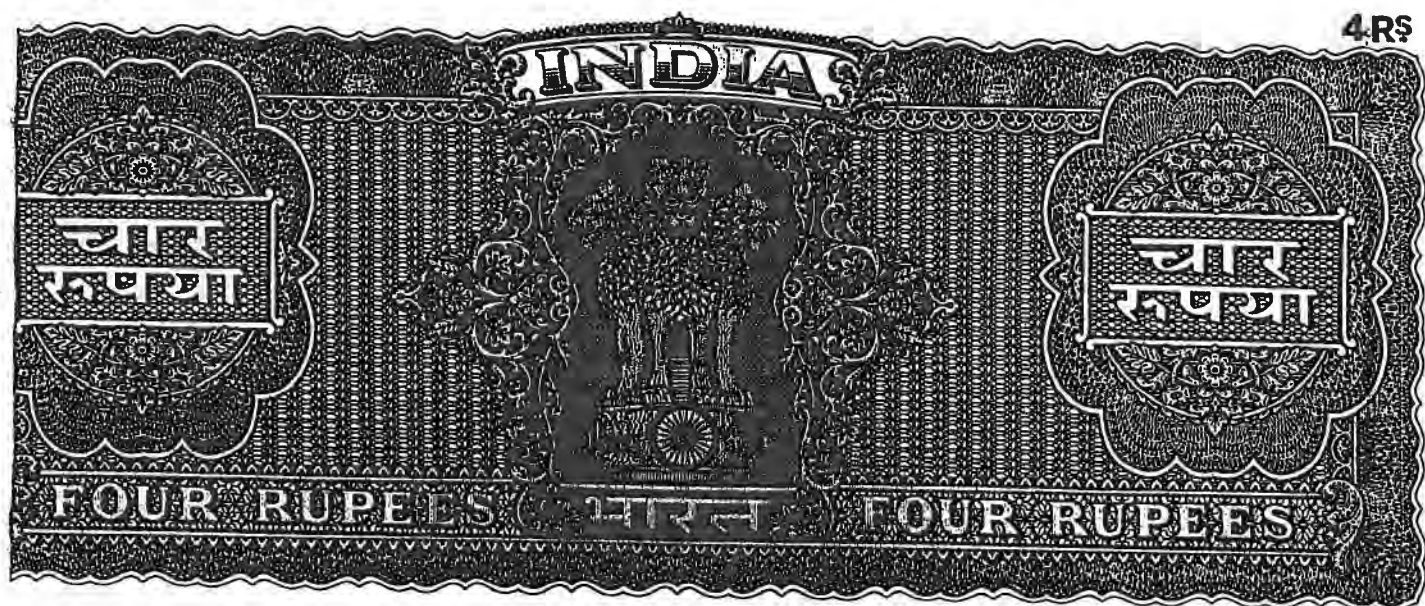
Her-Executrix

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Signature of Registrar

Registrar of Assurances
Calcutta

12/2/74



- 2 -

Lochon Ram Jaiswal residing at No.7, Simla Street in Calcutta
 aforesaid both by religion Hindu by occupation traders hereinafter
 collectively called " the Purchasers" (which expression shall
 unless excluded by or repugnant to the context be deemed to mean
 and include their respective heirs executors administrators repre-
 sentatives and assigns) of the OTHER PART

W H E R E A S: by a Deed of Sale bearing date the 9th
 day of June, 1964 made between Sri Ashoke Kumar Pal Sri Ajit Kumar
Pal and Sm. Arati Pal therein called the vendors of the one
 part and Sri Bejoy Kumar Shaw, the said Bechuran Shaw and Sri Shiv
 Sankar Jaiswal therein called the purchasers of the other part
 and registered at the office of the Sub-registrar of Sreerampore,
 Hooghly in Book No.1 Volume No.66 pages 122 to 128 Being No.5143
for the year 1964 the said Ashok Kumar Pal Ajit Kumar Pal, and
 Sm. Provatati Pal for the consideration therein mentioned sold
 transferred and conveyed unto the said Bijoy Kumar Shaw Bechuran
 Shaw and Shiv Sankar Jaiswal all those pieces and parcel of
 revenue paying land and hereditaments containing by measurement

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12/2/74
 Registrar of Mortgages
 Calcutta

an area of 2 Bighas 13 Cottahs 7 Chittacks and 21 Sq.ft. within Kotrung Municipality Holding No.59K G.T.Road in Mouza Kotrung P.S. Uttarpara in the District of Hooghly together with the fruit bearing trees as per plan annexed to the said Deed of Sale and thereon shown with boundaries coloured Red and specifically described in the Schedule below the said Deed absolutely and forever free from all encumbrances.

AND WHEREAS the Vendor is thus absolutely seised and possessed of or otherwise well and sufficiently entitled to as and for an estate of inheritance in fee simple in possession or an estate analogous thereto an undivided one third part or share of and in the said pieces or parcels of land and hereditaments together with the fruit bearing trees thereon more fully described in the schedule hereunder written and intended to be hereby conveyed.

AND WHEREAS the Vendor hath since agreed with the purchasers for the absolute sale to the purchasers of his undivided 1/3rd share of and in the said pieces and parcels of land and hereditaments together with the fruit bearing trees thereon fully described in the Schedule hereunder written at or for the price or sum of Rs.14,000/- (Rupees Fourteen thousand only) free from all encumbrances and liabilities whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 14,000/- (Rupees Fourteen thousand only) of lawful money of India in hand well and truly paid by the purchasers to the Vendor on or before the execution 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 for ever discharge the purchasers -



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purchasers and his undivided one-third share of and in the said property hereby conveyed) he the Vendor doth hereby grant convey sell transfer assign and assure unto the purchasers ALL THAT the undivided one-third share of the Vendor of and in ALL THOSE pieces and parcels of revenue paying land and hereditaments containing by measurement an area of 2 Bighas 13 Cottahs 7 Chittacks and 21 Sq. ft. within Kotrung Municipality Holding No.59K G.T. Road in Mouza Kotrung, P.S. Utterpara in the District of Hooghly fully described in the Schedule hereunder written and hereinafter referred to as " the said property" OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH the ^{leaving} fruit ~~being~~ trees on the said property and all and singular the pits areas yards gardens timbers trees shrubs ditches fences tanks ponds jhils nalas compound boundary or other walls water water courses sewers surface or other drains ways paths passages advantages of ancient or other lights rights easements commodities appendages and appurtenances whatsoever to the said property belonging to or in anywise appertaining thereto or known as part parcel or member thereof and the reversion and reversions remainder and remainders yearly monthly and other rents issues and profits thereof AND ALL THE ESTATE right title claim interest and demand whatsoever of the Vendor of in to upon and out of the said property AND ALSO all deeds pattahs and evidences of title writings and muniments whatsoever relating to or concerning the same TO HAVE AND TO HOLD the same and all and singular other the premises hereby granted sold conveyed transferred and assured or intended or expressed so to be unto and to the use of the purchasers absolutely and for ever AND the Vendor doth hereby covenant and agree to and with the purchasers -

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Calcutta

purchasers THAT NOTWITHSTANDING any act deed matter or thing by the Vendor made done committed or knowingly permitted or - suffered to the contrary he the Vendor now hath in himself good right free power and lawful and absolute authority and indefeasible title by these presents to grant convey transfer and assure the said property unto and to the use of the purchasers in manner aforesaid AND THAT the purchasers shall and may at all times - hereafter peaceably hold and enjoy the said property and receive the rents issues and profits thereof without any interruption - claim or demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming through, under or in trust for him the Vendor AND THAT free and clear freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and well and effectually saved defended kept harmless and indemnified of from and against all and all manner of former and other estates rights titles liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendor or any person or persons rightfully claiming or to claim through under or in trust for him or them And further that he the Vendor and all other person or persons having or claiming any estate right title interest use trust property claim or demand whatsoever of in to upon or out of the said property from through under or in trust for him or them shall and will from time to time and at all times hereafter upon every reasonable request and at the costs and expenses of the purchasers make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds and things whatsoever for further and more perfectly conveying assuring or confirming the said property unto and to the use of the purchasers for ever in manner aforesaid as by the purchasers may be reasonably required.

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The Schedule above referred to.

All that undivided One-third part or share of and in all those pieces or parcels of revenue paying land and hereditaments containing by measurement 2(two) bighas 13(thirteen) Kottahs 7(Seven) Chittaks and 21(Twenty-one) Sq.ft. of land within Kotrung Municipality, Holding No. 59-K, G.T. Road, within Mouza Kotrung, P.S. Uttarpara, ^{Sub-registry office Serampore} Dist: Hooghly, recorded in - Revisional Settlement Record of Rights as follows:-

1) Khatian No. 623 (Six hundred and Twenty-three), Plots No. 1627 (Sixteen hundred and twenty-seven), and 1626 (Sixteen hundred and twenty-six), description of land Danga and Doba respectively and measuring .125 (one hundred and twenty-five) and .96 (Ninety-six) respectively, annual rent Rs. 4.25 payable to the Collector, Hooghly, Dakhalkar right, Touzi 171.

2) Khatian No. 145 (One hundred forty-five), Plot No. 1663 (One thousand six hundred and sixty-three), description of land Danga, measuring .111 (One hundred and eleven) decimals, annual rent of Rs. 2.16nP. payable to the Collector, Hooghly,

3) Khatian No. 143 (One hundred forty-three), Plot No. ²¹¹⁸ 1627 (One thousand six hundred twenty-seven bata Two thousand one hundred sixteen, description of land - Danga, measuring .214 (two hundred fourteen) decimals, annual rent of Rs. 2/- payable to the Collector, Hooghly.

4) R.S. Khatian Nos. 2297 (Two thousand two hundred ninety-seven) Plot No. 1665 (One thousand six hundred sixty-five) description of land - Danga, measuring .218 (two hundred eighteen) decimal and plot No. ²²¹⁷ 1662 (One thousand six hundred sixty-two bata two thousand one hundred seventeen) description - Danga land,

measuring -

Registrar of Assurances
Calcutta

measuring .80(eighty) decimal, and Plot No.1662(One thousand six hundred sixty-two) description - Danga land, measuring .40(forty) decimals.

Total area - 2 (two) bighas, 13(thirteen) Kathas, 7(seven) Chittacks 21(twenty-one) sq.ft. only - .884(eight hundred & eighty-four) - decimals, be it more or less, ~~more particularly delineated on the~~ ^{Bhs}

~~plan annexed hereunto and shown thereon with its boundaries coloured~~ ^{Bhs} red, situated on the western side of G.T.Road.

Butted and bounded on the north by C.S.Plot No.1660,1661,1664, 1628 and 1629.

On the East by G.T. Road ----- 30'-6"

On the South by rest portion of Plot No. 1662
2117
and by rest of portion of plot No.1662.

On the West by C.S.Plot 1622 and 1625 --- 116'-0"ft.

North to South.

Annual rent for Khatian No.2297 samil khatian 12 is Rs.3,76nP.

payable to the Collector, Hooghly, the right in all the above

^{are}
~~plots is~~ permanent Dakhalkar at fixed rate of rent within Touzi No.118, with all rights to mines, quarries of metals, minerals

stones and other substances that are, or shall or may be found

^{liberty}
~~liability~~
~~in or upon the said lands with full power and~~ to search for, dig, take and carry away the same and to make any constructions, buildings etc. for any purpose whatsoever.

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

SIGNED SEALED and Delivered at *Beechuram Khan*
Calcutta in the presence of:

Bidhan Chandra Roy
Astocato

K. A. Ramananda
Chatterjee Street
Calcutta - 9

Deep Narayan Singh
3, Barick Lane
Cal-9

RECEIVED of an from the withinnamed
purchasers the withinmentioned sum of Rs.14,000/-
(Rupees Fourteen thousand only) being the consi-
deration money payable under these presence:

MEMO OF CONSIDERATION.

By 140 pieces R.B.I. Notes

@ Rs. 100/- each ----- Rs.14,000-00

(Rupees Fourteen thousand -
only) *Beehul Ram Shaw*

Witness :-

Bidhan Chandra Ray
Advocate
48 Ramesh Chandra Chatterjee
Street, Calcutta-9

Deep Narayan Singh
3, Barick Lane
Cal-9



12/2/74
Registrar of Assurances
Calcutta