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Handwritten scribbles and signatures, possibly 'NYSS' and 'Rita'.

Stamp: 451275 / 15109

STAMP AFFIXED BY  
STAMP SUPERINTENDENT  
BALUTTA COLLECTORATE

Additional stamp text: ... Act 1988

10-7-98

Stamp: 21109 / 11

D.S.D. No. 16100/- fair  
vide D.D. no. 871109 dt.  
7.4.98

Signature and date: 9.4.98

Handwritten notes: 21109 / 11

D.A 2552/-

THIS INDENTURE made this 7<sup>th</sup> of March One Thousand Nine Hundred and Ninetyeight BETWEEN (1)SM. RITA BOSE (2)SM. BIJOYA BOSE (3)SM. TAPASI PAI & (4)DEBJANI BOSE all daughters of Late Bimal Krishna Bose and Late Chhabi Rani Bose (5) RAJDEEP NYSS (6) ROHIT NYSS AND (7) NOEL NYSS in or by late E. A. NYSS PAROMITA NYSS sons and daughter of Roma Nyss since deceased daughter of late Bimal Krishna Bose and late Chhabi Rani Bose, hereinafter collectively referred to as the "VENDORS" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives) of the ONE PART AND M/S PARK HOUSING CORPORATION a registered partnership

Rita Bose

Handwritten notes: 20/11

8-20  
March 98  
Karam Singh Binoyal



Karamb's  
[Signature]

[Signature]  
D. Karam Singh Binoyal, as  
secretary of Mys Bank Housing  
Corporation of its office at 42  
Machinist Sarani, Cal-71

Karamb's  
[Signature]

d. (B) Rita Bose of Mr. Bimal  
Krishna Bose of 207 B, Park  
Street, Cal-17.

- Rita Bose  
for self & as Constituted Attorney  
for Bijaya Bose, Tapasini Bai,  
Sabyani Bose, Rajdani Nyas, Rohit Nyas,  
Paramita Nyas & Neel Nyas

Business & Service  
firmly as constituted attorney  
for Bijaya Bose, Tapasini Bai,  
Sabyani Bose, Rajdani Nyas,  
Rohit Nyas, Paramita Nyas & Neel  
Nyas.

Judean Joseph  
w/o Jacob Solomon Joseph  
207 B, Park Street,  
Cal-17  
Teacher

Judean Joseph  
w/o Jacob Solomon Joseph  
207 B Park Street  
Calcutta 700017  
Teacher

[Signature]

firm having its office at 4, Ho-Chi-Minh Sarani, Calcutta-700 071 and represented by its Managing partner KARAN SINGH BINAYAK and hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its present partners and their successor or successors-in-office and assigns) of the OTHER PART.

WHEREAS by a Registered Deed dated 2nd day of December, 1966 and registered in Book No.1 Volume No.66 pages 176 to 182 being No.2355 for the year 1966 with Additional District Sub Registration office Sealdah Jamila Bibi wife of Abdul Rahman sold transferred conveyed assigned and assured unto Sm. Manashi Bose, Sm. Chhabi Rani Bose, Sm. Protima Bose and Sm. Rani Bose All That the piece or parcel of land with existing structures standing thereon and containing an area of 5 cottahs more or less and forming a portion of Premises No.39,39/1A & 39/1B Darga Road now known as 39 & 39/1B, Darga Road P.S. Beniapukur (formerly numbered as 39, Darga Road, Calcutta) and more fully and particularly mentioned and described in the schedule thereunder written at or for the consideration mentioned therein.

AND WHEREAS the said Sm. Chhabi Rani Bose became the owner of undivided 1/4th share in the said premises comprising a piece or parcel of land measuring 1.25 cottahs more or less.

AND WHEREAS Roma Nyss daughter of Sm. Chhabi Rani Bose pre-deceased her mother in the year 1982 leaving her surviving two sons Rajdeep Nyss and Rohit Nyss and daughter Paromita Nyss and husband Dr. Noel Nyss as her legal heirs.

AND WHEREAS the said Sm. Chhabi Rani Bose died on or about 3rd November, 1990 leaving behind her four daughters i.e. Sm. Rita Bose, Sm. Bijoya Bose, Sm. Tapasi Pal and Sm. Debjani Bose and the sons and daughter of her pre-deceased daughter Sm. Roma Nyss i.e. Rajdeep Nyss, Rojit Nyss, and Paromita Nyss i.e. the Vendors herein as her legal heirs.

AND WHEREAS in the circumstances aforesaid the Vendors herein have become the joint Owners of an undivided piece or parcel of land measuring 1.25 cottahs more or less in the aforesaid premises.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase All That the undivided portion of the said premises No.39,39/1A & 39/1B, Darga Road, Calcutta more fully and particularly mentioned and described in

the first schedule hereunder written at or for the total consideration of Rs.2,20,000/= (Rupees two lacs twenty thousand) only free from all encumbrances attachment liens and lispensens whatsoever save and except the monthly tenants as mentioned in the second schedule hereunder written.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.2,20,000/= (Rupees two lacs twenty thousand) only being the total consideration money paid by the purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof acquit release and for ever discharge the purchaser and the said property) they the Vendors do and each of them doth hereby grant convey transfer assign and assure unto the purchaser All That the undivided portion of premises No.39,39/1A and 39/1B,Darga Road (formerly No.39,Darga Road) containing an area of 1 cottahs and 4 chittacks more or less with very old dilapidated brick built building and structures standing thereon and more fully and particularly mentioned and described in the first schedule hereunder written and delineated in the map or plan annexed herewith and thereon bordered "RED" or HOWSOEVER OTHERWISE the said message tenement land hereditament and premises 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 all and singular houses edifices buildings walls water courses and all manner or condition or other rights lights liberties privileges easement advantages and appurtenances whatsoever to the said message tenement land hereditament and premises belonging to or otherwise appertaining thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendors in to upon or in respect of the said message tenement land hereditament and premises and every part thereof and also all deeds pattas muniments and evidences of title whatsoever relating to or concerning the same or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or any person or persons from whom the Vendors can procure the same without any action or suit TO HAVE AND TO HOLD the said message tenement land hereditament and premises and inheritance thereof in fee simple free from all encumbrances attachment liens and lispensens whatsoever save and except the existing tenancies in favour of the monthly tenants and more fully described in the second schedule herein the said message tenement land hereditament and premises hereby conveyed and transferred or expressed or intended so to be TOGETHER WITH the appurtenances thereunto belonging unto and to the use of the Purchaser

absolutely and for ever and the Vendors do and each of them doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act deed matter or thing by the Vendors done or executed or knowingly suffered to the contrary they the Vendors are lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage tenement land hereditament and premises hereby granted conveyed or expressed or intended so to be and every part thereof to protect an indefeasible estate of inheritance without any manner condition or trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid they the Vendors have good right full power and absolute authority to convey and grant the said messuage tenement land hereditament and premises hereby granted or expressed so to be unto the use of the Purchaser in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said messuage tenement land hereditament and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or in trust for the Vendors AND THAT they the Vendors and all persons having or lawfully claiming any estate or interest in the said messuage tenement land hereditament and premises 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 costs 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 messuage tenement land hereditament and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required PROVIDED FURTHER that the Vendors do and each of them doth hereby indemnify and keep the purchaser fully indemnified against any loss or damage which the Purchaser may suffer due to any defect in the title of the Vendors or their Predecessors-in-title.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the undivided portion of premises No.39,39/1A and 39/1B,Darga Road (formerly No.39,Darga Road) Calcutta containing an area of 1 cottahs and 4 chittacks more or less with very old dilapidated brick built <sup>100% P.T</sup> ~~building~~ and structures standing thereon and comprised in holding No.311 (old Holding Nos.67,58 and 61) Ward No.58 Registration Office Sealdah District 24-Parganas (North/South) and butted and bounded as follows :-

*Pite. Bane*

*6/5*

*6/5*

*P.S. Beninipukur*

ON THE NORTH by 37/1,38/C, and 38/1/1,Darga Road

ON THE EAST by Darga Road

ON THE SOUTH by 40,Darga Road

AND ON THE WEST by Tal Bagan Lane

And delineated in the Red border in the map or plan annexed herewith.

THE SECOND SCHEDULE ABOVE REFERRED TO

LIST OF TENANTS

<u>NAME</u>	<u>RENT PER MONTH</u>
-------------	-----------------------

1.Md. Hanif

2.Md. Sohrab.

IN WITNESS WHEREOF the Vendors have executed these presents on the day month and year first above written.

SIGNED SEALED & DELIVERED by  
the Vendors at Calcutta in the presence of :

1. Indranil Das  
207 B Park Street  
Calcutta 700 017
2. Srikant Chandra  
102 - D. D. Khanna St.  
Cal - 700 56.

*Rita Bose*  
for self and as constituted  
Attorney for Bijaya Das, Topick B.  
Debnath, Rajkumar Das, Kabit B.  
Pranab Das & Nishu Das.

1st Park House,

*Karomshi*  
Partner  
Parkhouse

Drafted by me  
A.K. Datta Address  
City Civil Court  
Calcutta

RECEIVED of and from the withinnamed  
Purchaser the withinmentioned sum of  
Rs.2,20,000/- being the total  
consideration money as per memo  
belows :

Rs.2,20,000/- (Rupees Two  
lacs twenty thousand) only

MEMO OF CONSIDERATION

By Cash R.B-2 Notes Rs 2,20,000/-  
100 X 2200

Witness: \_\_\_\_\_

1. Sadan Jaiswal
2. Srichari Chanda

Rita Bora  
for self & Constituted Attorney  
for Shyama Devi, Tapaswini Devi,  
Surbhanti Devi, Rajdeep Nyoo,  
Rohit Nyoo, Anamita Nyoo  
& Neel Nyoo

DATED THIS <sup>7<sup>th</sup></sup> DAY OF MARCH, 1998.

SM. RITA BOSE & ORS.

AND

M/S PARK HOUSING CORPORATION

CONVEYANCE

P.S DE  
Solicitor & Advocate  
6, Old Post Office Street,  
Calcutta- 700 001.