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1201

SL NO. 9

1207



7/3/98  
9/3/98

STAMP AFFIXED BY  
6/3/98  
STAMP SUPERINTENDENT  
CALCUTTA COLLECTORATE

ST & (B) of the ...  
...  
... 16100/- ...

D.S.D. Rs. 16100/- Paid  
vide D.D. no. 592188  
Dt. 7.4.98

10.3.98

D. ...  
9.4.98

23  
These ...  
...

A-2405/-  
B-25/-  
C-25/-  
...

D.A. 2552/-

THIS INDENTURE made this 7<sup>th</sup> of March One Thousand Nine Hundred and Ninetyeight BETWEEN MS. MANASHI BOSE daughter of Late Bijoy Chandra Bose since deceased by faith Hindu by occupation Housewife residing at No.207B, Park Street, Calcutta hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include her heirs executors administrators and legal representatives) of the ONE PART AND M/S PARK HOUSING CORPORATION a registered partnership firm having its office at 4, Ho-Chi-Minh Sarani, Calcutta-700 071 and represented by its Managing partner Sri Karan Singh Binayak and hereinafter referred to as the "PURCHASER" (which

S-30  
Mandi  
7th  
9th

Karan Singh Bhatnagar

*[Faint handwritten notes and a signature]*

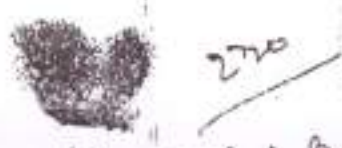
*[Handwritten signature]*

Karan Bhatnagar



D. Karan Singh Bhatnagar, As  
Member of Milk Park Housing  
Co-operative of its office at  
10, Ho-chiminh Avenue, Cat-71

Karan Bhatnagar



Mrs. Manashi Bose  
Mrs. Bijoy Ch. Bose  
207 B, Park Street  
Cat-17

Manashi Bose

Business of the wife

*[Handwritten signature]*



Rishi Bose

Mr. Binod K. Bose  
207 B, Park Street,  
Calcutta  
Service

Rishi Bose  
d/o Late Binod K. Bose  
207 B Park Street  
Calcutta - 17  
Service

*[Handwritten signature]*



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 Bengali Kobala dated 8th Pous 1372 B.S. corresponding to 24th December 1965 and registered in Book No.1 Volume No.62 pages 133 to 138 being No.2844 for the year 1965 with Sub Registration office Sealdah Musst Ayesha Khaton wife of SK. KHALILUR RAHAMAN sold transferred conveyed assigned and assured in equal proportion 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) more fully and particularly mentioned and described in the schedule thereunder written an to and in favour of Malati Madhab Bose, Bimal Krishna Bose Birendra Krishna Bose and Sm. Manashi Bose at or for the consideration mentioned therein.

AND WHEREAS in the circumstances aforesaid the said Sm. Manashi Bose the vendor herein became the Owner of an undivided 1/4th share in the said premises consisting a piece or parcel of land measuring 1.25 cottahs more or less.

AND WHEREAS the Vendor has 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) 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) being the total consideration money paid by the purchaser 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 acquit release and for ever discharge the purchaser and the said property) she the Vendor 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 chitacks 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 messuage 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 messuage 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 Vendor in to upon or in respect of the said messuage tenement land hereditament and premises and every part thereof and also all deeds patts 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 Vendor or any person or persons from whom the Vendor can procure the same without any action or suit TO HAVE AND TO HOLD the said messuage tenement land hereditament and premises and inheritance thereof in fee simple free from all encumbrances attachment liens and lispensas whatsoever save and except the existing tenancies in favour of the monthly tenants and more fully described in the second schedule herein the said messuage tenement land hereditament and premises hereby conveyed and transferred or expressed or intending so to be TOGETHER WITH the appurtenances thereunto belonging unto and to the use of the Purchaser absolutely and for ever and the Vendor doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act deed matter or thing by the Vendor done or executed or knowingly suffered to the contrary she the Vendor is 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 she the Vendor has 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 Vendor or any person or persons lawfully or equitably claiming through under or in trust for the

Vendor AND THAT she the Vendor 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 Vendor 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 Vendor 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 Vendor or her 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 Sq Ft R.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 :-

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

NAME RENT (RS.) PER MONTH

1.Md. Hanif



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

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

Harish Bose

1. Rishi Bose  
207 B Park Street  
Calcutta - 17
2. Srihari Chandra  
102 - D. S. - Chandra  
Cal - 700054

For Park Housing Corporation

Kanobis  
Partner

Purkayastha

Drafted by me

A.K. Datta, Advocate  
City Civil Court  
Calcutta

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

Rs.2,20,000/-

MEMO OF CONSIDERATION

By Cash R.B.I. Notes Re- 2,20,000/-  
100 X 2200 = ,

Manash Bose

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

1. Rita Bose
2. Srikant Chanda

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

SM. MANASHI BOSE

AND

M/S PARK HOUSING CORPORATION

CONVEYANCE

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