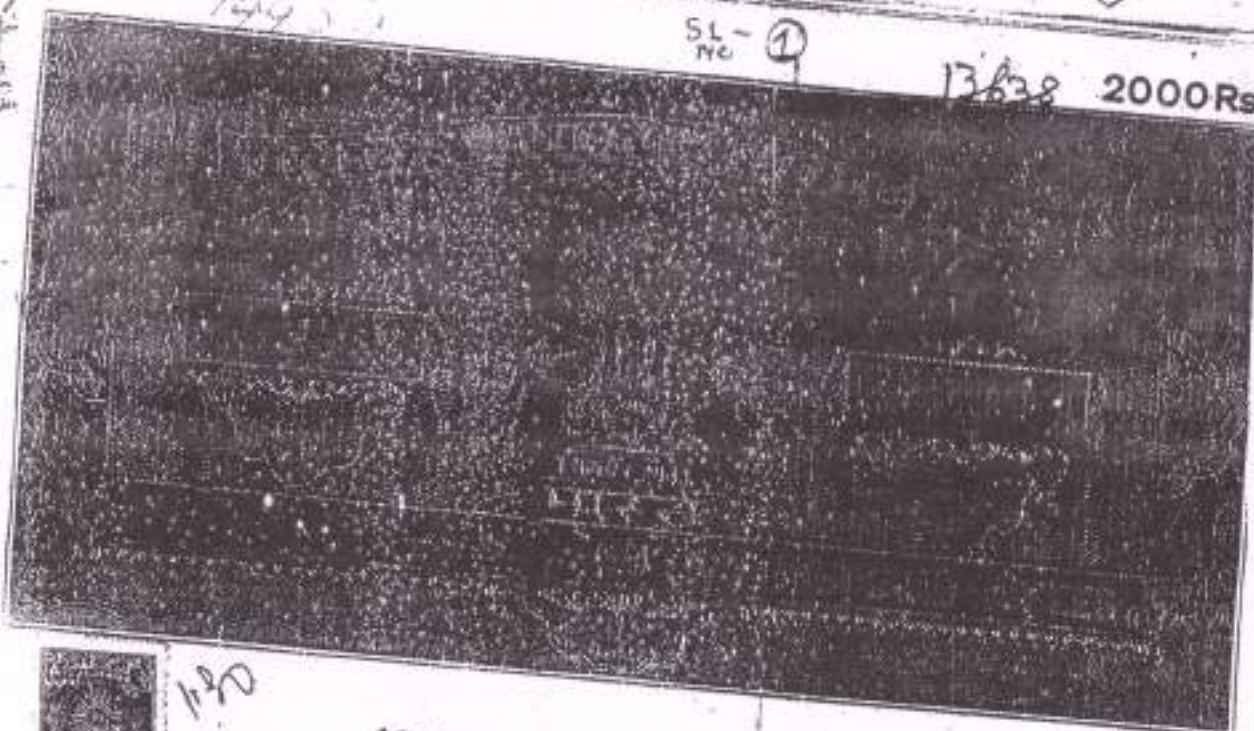


SL-
no ①

13638 2000Rs



1180
48/87
J.C. 2007

Admission under Regn. rule
of 21 and also rule of the
West Bengal L. Act, 1955, duly
Stamped & stamped for stamp
duty) under the India Stamp
Act, 1899 as amended in 1978
Son dula No. 23
Process Fee 250
C.R.

264.00
28.00
4.00
296.00

A
Indian Stamp 1908-50
C.T. Stp. 1961-70
2998.50

REGISTRAR...
Under Sec. 7(2)

Handwritten signature or initials.

2065

THIS INDENTURE OF CONVEYANCE made this the 4th day of September, One thousand nine hundred eighty-seven BETWEEN SMT. ZORINA KHATOON, daughter of Shookur wife of late A. Gani presently residing at 6/1, Kustia Road, Calcutta, hereinafter called and referred to as VENDOR (which expression unless excluded by or repugnant to the context or subject shall be deemed to mean and include her heirs executors, legal representatives,

Social No. 3447
Sold to G. F. Robinson A.D.
of 70 P O S -

Collected
27-8-1987



presented for Registration at
11.30 A.M./P.M. on the 4th
Day of Sept 19 87
at the S. date Registration Office
A. Ipore 21-7arg (S) B. A. P. O.
Executing / Claimant or one of
the Executants / Claimants or
Attorney for
Executant / Claimant under a
Power of attorney No.
for 19 authenticated by the
Registrar of

Zoheda Khatoon
Wife of S. I. Khatun
District 24 Parganas Calcutta
By Casto/Hind/Muslim
Profession of her

Under Sec. 10A
KAR

Zoheda Khatoon
by the Sen of
Mantabhusin

Mantabhusin
Wife of Dharendra Nath
District 24 Parganas Calcutta
By Casto/Hind/Muslim
Profession of her



Zoheda Khatoon
by the Sen of
Mantabhusin

Mantabhusin
State Chinese rose
with Mantabhusin

10/10/87

10/10/87

- 2 -

administrators and assigns) of the ONE PART :

A N D

M/S. PARK HOUSING CORPORATION a registered partnership firm within the meaning of Indian Partnership Act, 1932 carrying on its business at and from 11/1B, Bright Street, Calcutta 700 019 hereinafter called and referred to as PURCHASER (which expression unless excluded by or repugnant to the context or subject shall be deemed to mean and include its successors, administrators and - assigns) of the OTHER PART.

contd ... 3.



- 3 -

WHEREAS By an Indenture of Conveyance dated 5th September, 1877 and made between Masum Bibi and Dulal Bibi both daughters of late Pir Mohammed therein referred to as VENDORS of the ONE PART A N D ABDUL HANMAN son of Late Moulavi Md. Tyeb referred to as the PURCHASER of the OTHER PART and registered with the Sub-Registrar, Sealdah, District : 24-parganas and recorded in Book No. 2, Volume No. 7, Being No.947, pages 274 for the year 1877 and the said Masum Bibi and Dulal Bibi for the consideration therein mentioned

contd ... 4.



- 4 -

sold, transferred, assured conveyed and assigned unto
 and to the said Abdul Rahman ALL THAT the piece and
 parcel of land containing by admeasurement an area of
 31 Cottahs more or less situated lying at and being
 premises No. 39, 39/1B, Darga Road, originally premises
 No. 39, Darga Road under Holding No. 311 formerly Holding
 No. 57, 58 and 61-4A in Mouza Tiljala, Pargana Dehi-
 Panchanagram, Sub-Division IV, Sub-Registry Office
 Sealdah, P.S: Beniapukur, District : 24-parganas more-
 fully and particularly described in the Schedule
 thereunder written and the said purchaser having con-
 -structed several number of tile shed structures was
 in possession and in enjoyment with right title and

contd ... 5.

- 5 -

Interest without any interruption from others and paid the statutory taxes regularly.

A N D W H E R E A S the said Abdul rahman died in or about 1897 leaving behind him Barqiran Bibi (1st wife) and Shamsa Bibi (2nd wife) and 5 sons namely Abdul Bari, Abdul Hadi, Abdul Baki, Abdul Safi, Abdul Kafi and three daughters Hamida Bibi, Jamila Bibi and Shaida Bibi by the first wife and three daughters Khairunnesse Bibi, Bilati Bibi and Funna Bibi by the second wife Shamsa Bibi.

A N D W H E R E A S some portion of the land measuring an area of about 181 sft. more or less in the premises

contd ... 6.

being No. 39/1A, Darga Road acquired by the local people for construction of 'Darga' which has been duly registered in the Assessment Registrar of Calcutta Municipal Corporation.

A N D WHEREAS some portion of the land measuring an area 492 Sft. and 25 Sft. had been acquired by the Calcutta Improvement Trust vide No. P/9, C.I.T. Scheme XXXV for common passage on the Northern Side, common passage on the southern side and road alignment. The said area of about 517 Sft. or 11 Chittaks 22 Sft. more or less in the said premises being No. 39/nd 39/1B, Darga Road, has been acquired by the aforesaid authority.

A N D WHEREAS Abdul Hadi died leaving behind his mother Bashiran Bibi, his wife Rawshan Akhter and other children as his heirs and successors.

A N D WHEREAS thereafter Shahida died leaving her mother Bashiran Bibi four brothers viz. Abdul Bari, Abdul Baki, Abdul Mafi, Abdul Safi and two sisters viz. Hamida and Jamila as her sole heirs and successors.

A N D WHEREAS thereafter Khairunnessa, Belati Bibi and Punna Bibi died one after another before their marriage but after the death of their mother Shamsa Bibi leaving

behind four step-brothers viz. Abdul Bari, Abdul Baki, Abdul Kafi, Abdul Safi and two step-sisters viz. Hamida Bibi and Jamila Bibi as her heirs and successors.

A N D WHEREAS thereafter Abdul Bari died leaving behind him his widow mother Basiran Bibi, his wife and seven sons and one daughter.

A N D WHEREAS thereafter Abdul Kafi died leaving behind him his widow mother Bashiran Bibi and a few - children as his heirs.

A N D WHEREAS thereafter Bashiran Bibi died leaving behind her two sons viz. Munshi Abdul Baki and Abdul Safi and two daughters viz. Hamida Bibi and Jamila Bibi as her heirs and successors.

A N D WHEREAS thereafter Abdul Baki died leaving behind his widow and brother Abdul Safi and two sisters viz. Hamida Bibi and Jamila Bibi as his heirs and successors.

A N D WHEREAS thereafter, Hamida Bibi died leaving behind his son Shookur and two daughters Aysa and Safia and the share inherited by the said Hamida Bibi as stated hereinabove which comes to 2 annas, 1 Maza, 2 Kranti and 12 tills devolved upon the said son Shookur to the extent of 1 Cottah, 12 Chittacks and rest upon the two daughters Ayesha and Sufia.

D-1 NO.
13638

- 8 -

A N D WHEREAS the said Shookur died leaving behind his only daughter and successor Zobeda Khatoon the Vendor herein and she thus inherited the said aforesaid 1 Cottah 12 Chittacks of land more or less and being part of the aforesaid premises No. 39, 39/1B, Darga Road, Calcutta - 700 017 as per Mohammedan Law of inheritance in view of the facts and circumstances stated hereinabove.

A N D WHEREAS a suit has been filed by one Abdul Salam (since deceased) and Abdul Hafiz both co-sharers of the said property against other co-sharers, Sri Malati Madhab Bose and fifteen others including the said Zobeda Khatoon, the Vendor herein in the said property, being Title Suit No. 9 of 1977 pending in the Court of 9th Asst. District Judge at Alipore, South 24-Parganas for partition of their property.

A N D WHEREAS the Vendor is now seized and possessed of and/or well and sufficiently entitled to the portion of undivided land measuring an area of 1(one) Cottah 12(twelve) Chittacks out of the 27 Cottahs more or less lying at and being part of the premises No. 39, 39/1B, Darga Road, P.S. Beniapukur, Calcutta 700 017 with structure thereon morefully described in the Schedule hereunder written (hereinafter referred to the said property) free from all encumbrances, charges, liens, attachments, acquisition and requisition, trust whatsoever on as is where

contd ... 9.

is basis with tenants paying rent to the Vendor and other co-owners.

A N D W H E R E A S the Vendor agrees to sell and the Purchaser agreed to purchase free from all encumbrances, charges, liens, attachments, acquisition, requisition trust of whatsoever nature on as is where is basis and with the rights of tenants as aforesaid all that the piece and parcel of undivided land measuring an area of 1 Cottah 12 Chittacks with tile shed in structure in the said property at and for a consideration of Rs. 24,500/- (Rupees Twenty-four thousand and five hundred) only.

N O W T H I S I N D E N T U R E W I T N E S S E T H that in pursuance of the said agreement and in consideration of the said sum of Rs. 24,500/- (Rupees Twenty-four thousand and five hundred) only well and truly paid to the Vendor by the Purchaser at or immediately before the execution of these presents (the receipts whereof of the Vendor doth hereby as also by the receipt hereunder written admits and acknowledges and of and from the same and every part thereof for ever acquit - releases and discharges the purchaser and the said property) the said vendor doth hereby by these presents grant transfer convey assure and assign unto and in favour of the purchaser A L L T H A T the piece and parcel of land containing by admeasurement an area of 1 Cottah 12 Chittacks out of 27 Cottahs more or less situate lying at and being a portion

of premises Nb. 39 and 39/1B, Darga Road with tile shed structure standing thereon more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the said property) OR HOWSOEVER OTHERWISE the premises now are or is or at any time heretofore were or was situated butted bounded called known numbered described or distinguished TOGETHER WITH all buildings, structures, fittings, fixtures, yards, sewers, drains water-courses lights liberties rights privileges easements advantages appendages and appurtenances whatsoever to the said premises or any part thereof belonging or anywise appertaining therewith as part or parcel or member thereof or reputed to belonging to or be appurtenant thereto - TOGETHER WITH all deeds pattahs and muniments of title exclusively relating to or concerning the said premises or any part thereof which now are or hereafter shall or may be in the possession custody or power of the Vendor TO HAVE AND TO HOLD the said premises hereby granted conveyed transferred assigned and assured or otherwise expressed or intended so to be unto and to the use of the purchaser absolutely and forever A N D the Vendor doth hereby covenant with the purchaser that notwithstanding any act deed or things by the Vendor done or executed or knowingly suffered to the contrary, the Vendor now have good right full power and absolute authority to grant convey transfer assign and assure the said premises hereby granted conveyed transferred assigned and assured or -

otherwise expressed or intended so to be unto and the use of the purchaser in manner aforesaid A N D that the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises and every part thereof without any lawful, eviction interruption claim or demand whatsoever from or by the Vendor or any of them or any person or persons lawfully or equitably claiming from under or in trust for them A N D THAT free from all encumbrances whatsoever made or suffered by the Vendor or any of them or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said 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 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 and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

SCHEDULE OF THE PROPERTY

ALL THAT the undivided piece and parcel of
1 Cottah 12 Chittacks of land more or less together with
structure made of brick wall corrugated tin and tile shed

contd ... 12.

situate and lying at and being portion of the premises No. 39, 39/1B, Darga Road, Under Holding No. 311 formerly Holding No. 57, 58 and 61 and Ward No. 64 formerly Ward No. 58 in Mouza Niljala Parganas - Dibi Panchannagram, Sub-Division IV, Sub-Registry Office seal dah in the District South 24-Parganas, P.S: Beniapukur, Calcutta - 700 017 which is shown in the annexed plan with Red Border and butted and bounded as follows :-

- On the North : By 37/A & 38/C, Darga Road,
- On the South : By 40, Darga Road,
- On the East : By Darga Road,
- On the West : By Telhaga Lane.

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

Signed, Sealed and Delivered at Calcutta in the presence of :

1. MD. Asif
29, Shamul Huda Road
Cal-27

2. Mautubhuddhojji
Bhadrakant Cal-27

VENDOR
L.T. 7 Ishada Khan
Identified by me
S. H. Halim

Drafted,
Read over and explained by
me
Ranjit J. Pal
Advocate

Memo of Consideration ...

MEMO OF CONSIDERATION

Received from the withinnamed purchaser
the sum of Rs. 24,500/- (Rupees twenty-four
thousand and five hundred) on on the date
month and year first mentioned in the
manner following in presence of :

245 pcs. of R. B. notes of Rs. 100 each Rs. 24,500/-
245 x 100 ...

Rs. 24,500/-

(Rupees Twenty-four thousand and
five hundred) only.

1. S. H. Halim
345, S. B. H. Amroli, Amroli - 25

2. Manta Khandke

VENDOR

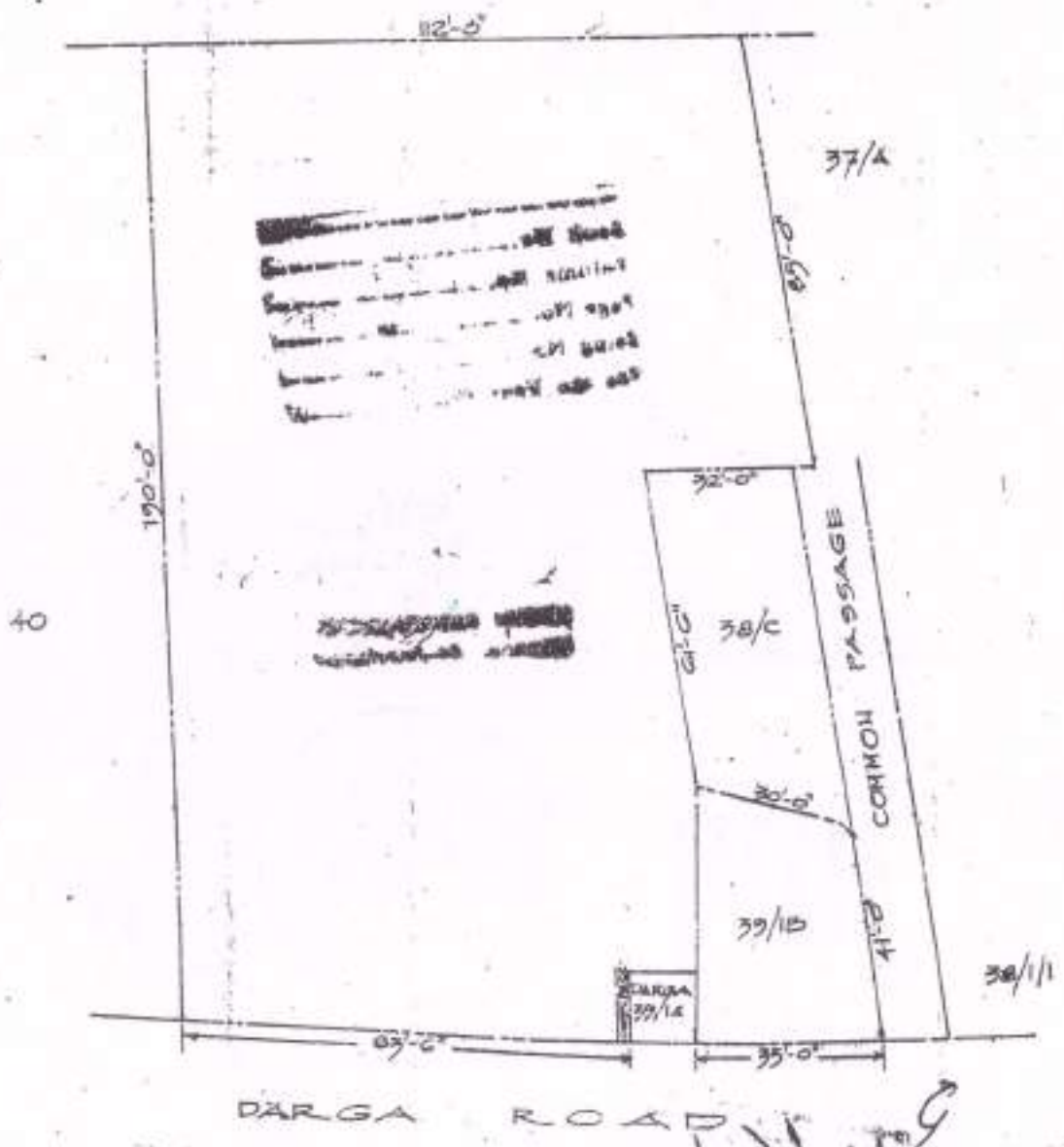
L. T. 3 of 30/04/04
Khandke by the
son of
Manta Khandke



PLAN OF
PRE. NO. 39 & 38/1B, DARGA ROAD, CAL-17
SCALE - 1" = 30 FT



AREA OF PRE. NO. 39/1B DARGA ROAD - 1K-7CH-24 S.FT.
AREA OF PRE. NO. 39 DARGA ROAD - 26K-4CH-216.FT.



DARGA ROAD

Handwritten signature or initials in Arabic script.

DATED THIS 4th DAY OF September 1987.

one plain attached

BETWEEN
SMT. SOBEDA KHATOON

AND

M/S. PARK HOUSING CORPORATION



REGISTRAR
Under Sec. 7(b)
M. M.

CONVEYANCE

*one plain mounted
one sheet & copy*



Book No. 276
Volume No. 385 to 399
Page No. 135 to 138
Date the Year 1987

O. F. Rahman

REGISTRAR
Under Sec. 7(b)
30/8/90

File