15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

सत्यमेव जयते

Rs.15000 भारत INDIA Rs.15000

01BB 267245

DEED OF CONVEYANCE

THIS INDENTURE made on this 19th day of September, Two Thousand and One **BETWEEN** **SITABI DEBI JAISWAL @ SITABI DEBI**, wife of Late Chandrabali Ram Jaiswal, by faith Hindu, by occupation Housewife, residing at 252, A.P.C. Road, P.S. Manicktala, District 24-Parganas (South), hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

Contd.....

No. 17428

Sold to Sabyasachi Mukherjee S/o Sealdah Civil Court

Calcutta Collectorate,
Treasury

10.9.01

15000
1000
3000
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28010

6/30 dt. 19/2001
Sep/01

Sitabi Devi
At her Private residence

19.9.01

सीताबी देवी

V.C.M.P. 827

सीताबी देवी

Execution is admitted by

Sitabi Devi
W/o Late Chandrabali
Ram Jaiswal
252 A.P.C. Road
P.S. Maniktala
(S) 24 Parganas
Hindu
Housewife

Identified by

A. Ram Jaiswal
S/o Late D. R. Jaiswal
138, G.T. Road
Hindu
Business

Additional District Sub-Registrar, Sealdah

19 SEP 2001

A. Ram Jaiswal
S/o Late D. R. Jaiswal
138 G T Road
H.1.

B.Tarafdar

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हज़ार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

02AA 958111

A N D

(1) **MRS. RAJNI JAISWAL**, wife of Sri Jagdish Narayan Jaiswal, (2) **MRS. ASHA DEVI JAISWAL**, wife of Satya Narayan Jaiswal, both of 252/1A, A.P.C. Road, P.S. Manicktala, Kolkata-700006, and (3) **MRS. MALA JAYSWAL**, wife of Sri Lakshmi Narayan Jaiswal, of 252, A.P.C. Road, P.S. Manicktala, Kolkata-700006, all by faith Hindu, by occupation housewife, hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be

Contd.....

No. 17428

Sold to Sabyasachi Mukherjee Adv

of Sealdah Civil Court

Calcutta Collectorate,

Treasury

Date 10.9.01

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Additional District Sub-Registrar, Sealdah

19 SEP 2001

1000Rs.

deemed to include their heirs, executors, administrator, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Suraj Bali Ram Jaiswal, Chandra Bali Ram Jaiswal, Chandra Jit Ram Jaiswal, Ram Kumar Jaiswal, Shiva Kumar Jaiswal and Raj Kumar Jaiswal, became the absolute owner of premises No. 252, A.P.C. Road, P.S. Manicktala, District 24-Parganas, comprising land measuring 3 cottahs 1 chittack and 18 sq.ft. together with structure hut, shops and godowns occupied by tenants thereon by virtue of a registered

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No. 17428

Sold to Sabyasachi Mukherjee

of Sealdah Civil Courts

Calcutta Collectorate,
Treasury

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Additional Collector,
Sub-Registrar, Sealdah
19 SEP 2001

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Sale Deed dated 14.12.1963 registered in Book I, Volume No.181, Pages 254 to 264, Being No.1442, for the year 1963, from one Sm. Bhagwati Mullick and Sasadhar Mullick of No.7, Sikdarpara Street, in the town of Calcutta.

AND WHEREAS the said Suraj Bali Ram Jaiswal and others while so seized and possessed of the aforesaid land and premises jointly as co-owners and occupiers of the said property, the said Suraj Bali Ram Jaiswal died intestate on dated 18.10.1971 leaving his son, Sri Jagat

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Sl. No. 17428

Sold to Sabyasachi Mukherjee S/o

of Sealdah Civil Court

Calcutta Collectorate,
Treasury

Date 10.9.2001

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Additional District
Registrar, Sealdah

19 SEP 2001

1000Rs.

Narain Jaiswal, the as his sole heir and survivor to inherit his share of property in the aforesaid premises No. 252, A.P.C. Road, P.S. Manicktala, District 24-Parganas.

AND WHEREAS by virtue of two separate registered deeds of conveyance dated 27.9.1980 the VENDOR purchased the undivided 1/3rd share of the Schedule property from Raj Kumar Jaiswal and Ram Kumar Jaiswal at a valuable consideration therein and registered in the Registrar of Assurance, Calcutta in Book No.I, Volume 186, Pages 117 to

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A. No. 17428

Sold to Sabyasachi Mukherjee

of Sealdah Civil Court

Calcutta Collectorate,
Treasury

Date 10.9.01

Treasury

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Additional District
Sub-Registrar, Sealdah

10 SEP 2001

10 Rs.

124, Being No.5645, and also Book No.I, Volume No.217, Page 11 to 18 Being No.5643, for the year 1980.

AND WHEREAS by virtue of a registered deed of conveyance dated 16.5.83 the VENDOR purchased undivided 1/6th share of the schedule property from CHANDRA JIT JAISWAL and registered in the Registrar of Assurance, Calcutta in Book No.I, Volume No.171, Page 135 to 146, Being No.4841, for the year 1983. So the Vendor was absolute owner of undivided ½ share of the schedule property.

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Sl. No. 17428

Sold to Sabyasachi Mukherjee

of Sealdah Civil Court

Calcutta Collectorate,
Treasury

Date 10.9.2001

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Additional District
Sub-Registrar, Sealdah
19 SEP 2001

AND WHEREAS by virtue of a registered Deed of Conveyance dated 2.6.1983 the VENDOR purchased undivided 1/6th share of the schedule property from UMA DEVI and SHITLA PRASAD JAISWAL, a minor son of Late Sheo Kumar Jaiswal, represented by his mother and natural guardian the said Uma Devi and registered in the Registrar of Assurances, Calcutta in Book No.I, Volume No.196, Page 212 to 224, Being No.5311, for the year 1983, so the VENDOR was the absolute owner of undivided 2/3rd share of the schedule property.

AND WHEREAS by virtue of a registered deed of Family Settlement cum Agreement dated 15.3.1983 the Vendor was the absolute owner of the undivided 1/6th share of the schedule property, now the at present the Vendor is the absolute owner of the undivided 5/6th share of the schedule property.

AND WHEREAS the Vendor agreed to sell and the Purchaser agreed to purchase the said undivided 5/6th share of the said premises no. 252, A.P.C. Road, P.S. Manicktala, District 24-Parganas together with messuage hereditaments tenement hut godown etc. more fully described in the Schedule hereinbelow mentioned and for sake of brevity hereinafter referred to as the said property for and at price of Rs.4,00,000/- (Rupees four lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the payment of Rs.4,00,000/- (Rupees four lakhs) only of lawful money of the Union of India in hand and well and truly paid by the Purchaser to the

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Additional District
Sub-Registrar, Sealdah

Vendor at or immediately before execution of these presents the receipt whereof the said Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and the said Vendor doth hereby acquit release and for ever discharge the said Purchaser and the said undivided property and every part of the same and that the same is in full payment of the consideration for the absolute Purchase of the said messuage tenement hereditament land and premises fully set out and described in Schedule hereunder she the Vendor doth by these presents grant sell alien release transfer convey confirm unto the said Purchaser his heirs, executors, administrators, representatives and/or assigns the said property mentioned in the Schedule hereunder.

OR HOWSOEVER OTHERWISE the said undivided 5/6th share of piece or parcel of land messuage hereditaments and premises or any part thereof now are or is or heretofore were or was situated butted and bounded called known numbered described or distinguished.

TOGETHER WITH all sewers areas drains water courses lights ways paths common fences shrubs trees passages walls rights liberties privileges easements appendages and appurtenances whatsoever to the said land hereditaments messuage tenement and premises belonging to or in any way appertaining to the same or any part thereof usually held occupied and enjoyed thereweith.

AND ALL the estate right title and interest claim or demand of the Vendor into or upon the same.

Contd.....

Additional District
Sub-Registrar, Sealdah

19 SEP 2001

TO HAVE AND TO HOLD the same unto and to the use of the said Purchaser absolutely and for ever and free from all encumbrances and liabilities whatsoever and the said Vendor doth hereby covenant with the Purchaser the Vendor now has good right full power and absolute authority to grant transfer and convey the said undivided 5/6th share of the said messuage tenement hereditament and premises unto and to the use of the said Purchaser in manner aforesaid and free from all encumbrances.

AND the Purchaser shall and may all times hereafter peacefully hold possess and enjoy the same without any interruption claim and demand whatsoever from the said Vendor or any other person or persons claiming under through the Vendor or any of his ancestor and predecessors-in-title.

AND FURTHER that the said Vendor and all other person claiming any interest into or upon the said messuage tenement hereditament and premises from through under or in trust for him or from his ancestors or predecessor-in-title shall and will time to time and at all times hereafter upon every reasonable request and at the cost and expenses of the Purchaser his heirs and assigns to execute and perform all such further and other assurances for further and more perfectly granting conveying assuring and confirming the said messuage tenement hereditament and premises unto and to the use of the said Purchaser his heirs,or assigns as may be reasonably required.

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Additional District
Sub-Registrar, Sealdah

19 SEP 2001

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided 5/6th (five-sixth) share of land measuring 3 cottah 1 chittack 18 sq.ft. be the same a little more or less together with structures hut etc. occupied by tenants standing thereon at premises No. 252, Acharya Prafulla Chandra Road, P.S. Manicktala, District 24-Parganas , butted and bounded as follows :-

On the North	:	by Municipal land and then 251, A.P.C. Road;
On the South	:	by portion of premises No. 252/1A, A.P.C. Road;
On the East	:	by portion of premises No. 252/1A, A.P.C. Road;
On the West	:	by Acharya Prafulla Chandra Road, Calcutta.

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

SIGNED AND DELIVERED at CALCUTTA in the presence of-
WITNESSES :-

1. Atma Ram Jaiswal
138 G T Road
Howrah

2. नरसिंह प्रसाद जायसवाल
31/3/1 काशीबोस लेन

सीमा देवी

Signature of the Vendor

Contd.....

Additional District
Sub-Registrar, Sealdah

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned Rs.4,00,000/- (Rupees four lakhs) only towards the full consideration money paid by the Purchasers to the Vendor as per **Memo** below :-

1. Bank Draft No. 479439 dated 14.9.2001 of Rs.1,35,000/- drawn on Standard Chartered Grindlays Bank, 139C, Bidnan Sarani, Calcutta by Smt. Rajni Jaiswal.
2. Bank Draft No. 010441 dated 15.9.2001 of Rs.22,000/- drawn on Central Bank of India, Manicktala Branch, Calcutta-700006 by Smt. Asha Debi Jaiswal.
3. Bank Draft No. 488890 dated 15.9.2001 of Rs.1,08,000/- drawn on Bank of Baroda, Manicktala Branch, Calcutta-700006 by Smt. Asha Debi Jaiswal.
4. Bank Draft No. 488892 dated 15.9.2001 of Rs.1,35,000/- drawn on Bank of Baroda, Manicktala Branch, Calcutta-700006 by Smt. Mala Jayswal.

Total : (Rupees four lakhs) only

WITNESSES :-

1. Atmaram Tiwari
138 S T Road

2. नरसिंह प्रसाद जैसवाल
3/3/1 का हीरो रोड

सीता देवी

Signature of the Vendor

DRAFTED BY :-

Sabyasachi Mukherjee

SABYASACHI MUKHERJEE
Advocate
Sealdah Civil Court,
Calcutta-700014

COMPUTERISED BY :-

Gopi Nath Datta

GOPI NATH DATTA
23/2, Abinash Sasmal Lane,
Calcutta-700010.

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Additional District
Sub-Registrar, Sealdah

19 SEP 2001

Additional District
Sub-Registrar, Sealdah
South 24 Parganas

19-3-02

Registered in
Book No. I
Volume No. 1
Page No. 3
Number 2680
Year 2001

DATED 19th SEPTEMBER 2001

DEED OF CONVEYANCE

BETWEEN

SITABI DEBI JAISWAL @ SITABI DEBI

(VENDOR)

A N D

MRS. RAJNI JAISWAL
MRS. ASHA DEVI JAISWAL
MRS. MALA JAYSWAL

(PURCHASERS)

DRAFTED BY :-
SRI SABYASACHI MUKHERJEE
ADVOCATE
SEALDAH CIVIL COURT,
CALCUTTA-700014.