



Admissible under Regn Rule 21
 duly stamped under the Indian
 Stamp Act 1899 as provided by
 Section 92

A 1089 -
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 1121 -

Handwritten notes:
 11/11/21
 sell

1010
 1911

16-7-91

Total Rs 1350 OF SALE

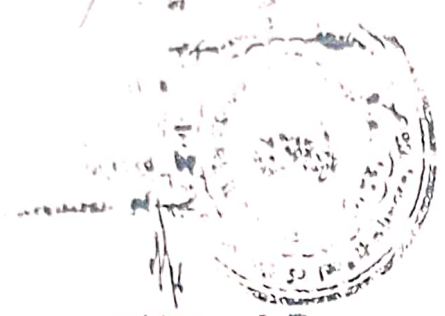
THIS DEED OF SALE made this the 16th day of
 July, One Thousand Nine Hundred and Ninety One B E T W E E N
SMT. BELA DEB, wife of Sri Sudhir Chandra Deb, of Village -
 LABAN, Police Station - SHILLONG, District : KHASI HILLS,
 MIZORAM, hereinafter called and referred to as the
"V E N D O R" (which expression unless excluded by or
 repugnant to the context shall mean and include her heirs,
 successors, executors, administrators, representatives or
 assigns) of the O N E P A R T A N D

High Court
Singapore
1911

1911

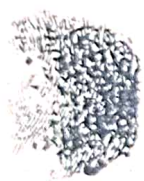
1911

20
300
Bela Seb



16-7-91

Bela Seb



11700

Bela Seb

1000
1000
1000
1000
1000

10,000
5,000

Bela Seb
13
District 20
17-7-91

Bela Seb
District 20
16-7-91

16-7-91



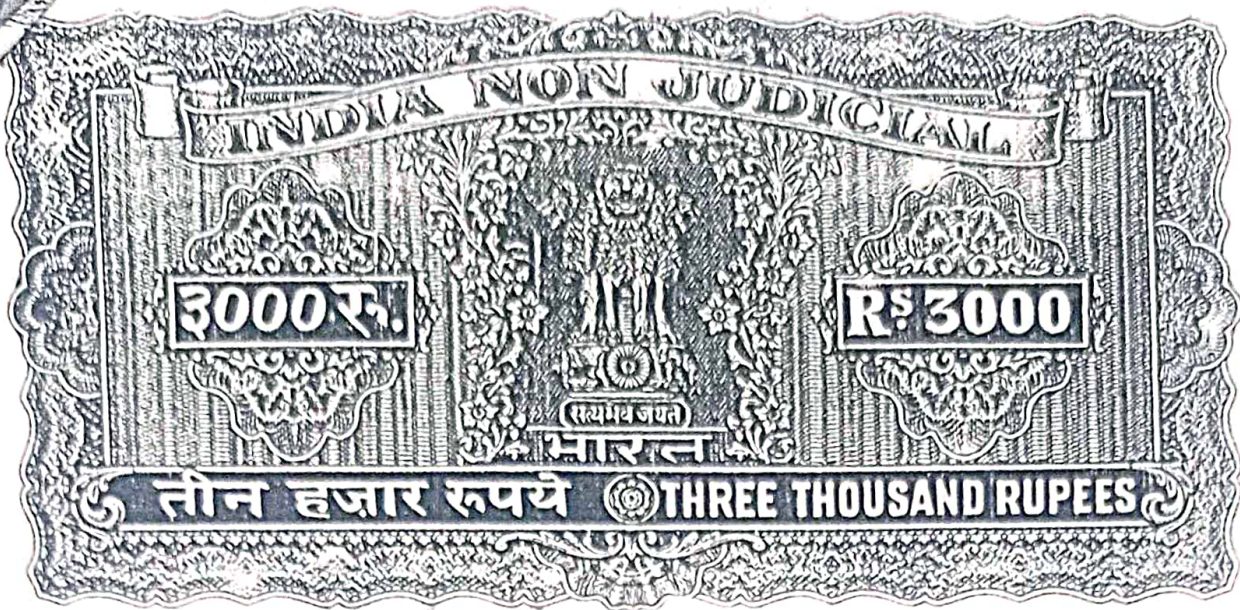
- 2 -

AND ROY TECH EXIM PRIVATE LIMITED a registered company having its office at 514, Kamalalaya Centre, 156 A, Lenin Sarni, Calcutta - 700 013, hereinafter called and referred to as the "PURCHASER" (which expression unless excluded by or repugnant to the context shall mean and include its successors, representatives administrators or assigns) of the OTHER PART.

WHEREAS One Abdul Mondal (Ostagar) was owner of the land recorded in Cadastral Survey of

.....p/3.

3000Rs.



- 3 -

record of right. He died leaving behind him only one son Wajed Ali Mondal, only one daughter Nasimnessa Bibi and his only widow Goljan Bibi as his legal heirs and successors. In this manner Wajed Ali Mondal got 9 (nine) annas, 6 (six) gondas, 2 (two) kara, 2 (two) kranti share Nasimnessa Bibi got 4 (four) annas, 13 (thirteen) gondas, 1 (one) kara, 1 (one) kranti share and Goljan Bibi got 2 (two) annas share in the property left by Abdul Mondal and they possessed the said properties.

...../3.



- 4 -

WHEREAS the said Nasimannessa Bibi, sold her share inherited from her father Abdul Moudal to her mother Goljan Bibi by a registered deed dated 13.6.1322 B.S. In this manner the share of Goljan Bibi enhanced to 6 (six) annas 13 (thirteen) gondas, 1 (one) kara, 1 (one) kranti, which include 2 (two) annas share inherited from her husband Abdul Moudal and 4 (four) annas, 13 (thirteen) gondas, 1 (one) kara, 1 (one) kranti by purchase from her daughter Nasimannessa Bibi.

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W H H R E A S the said Goljan Bibi sold her entire share 6 (six) annas, 13 (thirteen) gondas, 1 (one) kara, 1 (one) kranti in aforesaid property to her only son Wajed Ali Mondal by a registered deed in the year 1933 and delivered possession to her son. In this manner Wajed Ali Mondal became the sole owner of the properties left by his father in the manner as stated hereinbefore. Thereafter the name of Wajed Ali Mondal was recorded in Cadastral Survey (C.S.) in record of right in khatian no.294, of tenant in respect of 0'95 decimals of within Police Station - Tollygunge of Mouza - Chandpore and finally published the record of right in correct name of Wajed Ali Mondal.

W H H R E A S the said Wajed Ali Mondal there after mortgaged the property to his nephews Abdul Aziz Mondal and Abdul Latif Mondal who happened to be sons of his sister Nasimunnissa Bibi and the principle amount and interest swelled up to a big figure for which Wajed Ali Mondal had no capacity to pay out and finding no other alternative the said Wajed Ali Mondal sold by registered deed to one Makhan Lal Sen Gupta about 0'155 decimals of land out of 0'31 decimals in dag no.1801, in khatian no.294 out of entire land in said Khatian measuring 0'95 decimals. In this manner Makhan Lal Sen Gupta became owner of 0'155 decimals equivalent to 9 (nine) cottas, 6 (six) chittaks, 10 (ten) sq.ft. of land together with easement right of common passage on south of the said land and Wajed Ali Mondal lost all his right, title and interest by transferring and giving delivery of possession the 0'155 of land to Makhan Lal Sen Gupta. The said sale deed executed by Wajed Ali Mondal in favour of Makhan Lal Sen Gupta has been recorded in Book no.1, Volume no. 20, Pages 50 to 51, being no.1218, for the year 1934 of the Legislature of West Bengal.

W H E R E A S the said Makhan Lal Sen Gupta after his purchase enjoyed the property by constructing a house thereon by sanction from Municipality and by mutating his name.

W H E R E A S the said Makhan Lal Sen Gupta for making improvement to the building sold out about 2 (two) cottahs, 12 (twelve) chittaks of land on east by demarcating by a wall by a registered deed dated 14.2.1968 to Santosh Kumar Pathak and delivered possession to the Purchaser Santosh Kumar Pathak. The said deed was registered at Sub - Registry Office at Behala, in Book no. I, Volume no. 19, Pages 85 to 89, being no. 840, for the year 1968. The said purchase deed has two lots, one red bordered portion of 2 (two) cottahs, 10 (ten) chittaks, 33 (thirty three) sq. ft. and in other lot in yellow colour measuring 1 (one) chittak, 12 (twelve) sq. ft. as shown as passage total 2 (two) cottahs, 12 (twelve) chittaks but it revealed that there was 50 sq. ft. of land in excess, in possession Santosh Kumar Pathak A N D an agreement was executed on 28.5.1968 by and between Makhan Lal Sen Gupta and Santosh Kumar Pathak wherein Makhan Lal Sen Gupta accepted the right, title, interest and ownership of Santosh Kumar Pathak and said Santosh Kumar Pathak became owner of 2 (two) cottahs, 13 (thirteen) chittaks, 5 (five) sq. ft. of land A N D he started^{to} enjoy the property by mutating his name and paying all taxes and rents to the appropriate authority by constructing house on a sanction plan.

W H E R E A S the said Santosh Kumar Pathak while in possession of the property sold the same to the vendor Sa, Bela Deb by a registered deed of sale registered

B. D.
at the District Sub - Registry Office at Allipore registered in Book no. I, Volume no. 18, Pages 158 to 163, Being no. 512, for the year 1970. In this manner the vendor has been and is absolutely seized and possessed of otherwise well and sufficiently entitled to the property described in the schedule hereinbelow by entering her name and paying rents and taxes to the appropriate authority or corporation which was numbered as 56 A, Netaji Subhas Chandra ^{B. D.} Road.

W H E R E A S the Vendor is in need of cash money for purchasing a better property else where and also for some natural causes declared to sale the half portion of the property at 56 A, Netaji Subhas Chandra Road, for and at a consideration of Rs. 1,00,000/= (Rupees One lac) and the purchase agreed to the said half portion of the property at the said consideration of Rs. 1,00,000/= (Rupees One lac) and entered into an agreement for purchase made by and between the vendor on one hand and the purchaser on other hand at the aforesaid consideration free from all encumbrances and a sum of Rs. 15,000 / = (Rupees fifteen thousand) only was paid to the vendor by the purchaser.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 15,000/= (Rupees Eighty five thousand) only paid to the vendor by the purchaser with the execution of this present the receipt whereof the vendor do hereby admit and also by receipt hereunder written admit and acknowledge and of and from the same and every part thereof the vendor do hereby grant, sell, convey, acquit release discharge the purchaser his heirs, executors, administrators, representatives and assigns and every

one of them and also the said property the vendor as beneficiary owner who by this present indefeasible grant, convey, sell transfer assign and assure unto the purchaser its heirs, executors, administrators, representatives and assign free from all encumbrances and liabilities whatsoever ALL THAT the said piece of parcel land hereditaments and premises containing an area of 1 (one) cottah, (six) chittaks, and 25 sq.ft. of land in Dag no. 1801, Khatian no. 294, also known as 56A, Netaji Subhas Chandra ^{Bose} Road, fully mentioned and described in the schedule hereto and hereinafter referred to as the said land and premises HOWSOEVER otherwise the said land and premises or any part thereof now are/is or at any time hereto were or was situated butted and bounded call known numbered described and distinguished together with all pits area, fences wall and building erections, fixtures and benefit and advantages of C.M. and other lights, liberties, privileges, appurtenances and appertinences whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held lock occupied enjoyed or reputed to belong or to be appertaining thereto A N D the rents issues profits thereof for any part thereof and all the estate right, title and interest claim and demand and whatsoever both at law and in equity of the vendor into and upon the said property for any part thereof A N D all deeds documents writings and of title in anywise relating to the said land and said premises or part thereof which now are or hereafter shall or make be in the possession of the vendor or any other person or persons from whom they can or may procure the same without action or suit. TO HAVE AND TO HOLD the said property or any part thereof hereby granted sold conveyed and transferred or expressed and intended so and every part thereof

B. H.

B. H.

together with all right, title and to be appertences thereto and the said common passages into the use of the purchaser absolutely and free from all encumbrances, liabilities whatsoever A N D now the vendor do hereby covenant with the purchaser.

a) That the vendor is lawfully seized and possessed of or otherwise well and sufficiently entitled to the said land and premises a building hereby granted and conveyed or expressed intended so to be and every part thereof hereof absolutely free from all encumbrances and liabilities whatsoever.

b) That notwithstanding any act deed or thing by the vendor or any of her predecessor - in - title made done or executed or knowingly and willingly suffer to the contrary the vendor now have in herself good, right, full power absolute authority and indefeasible title to grant and convey the said land and premises hereby granted and conveyed or expressed intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of this present that the vendor are khas possession of the land.

c) That the rates, taxes, revenue and other outgoing in respect of the said land and premises or building have been paid upto the date of this present and the vendor is liable to pay any amount lying outstanding, due and payable till this day.

d) That the purchaser shall and may peaceably and quietly enter into and enjoy the said land and

and conveyed and take and receive rates issues and profits thereof or any part thereof without any lawful eviction or any interruption disturbances claims or demands whatsoever from or by the vendor or any person or persons lawfully and or equitably claiming through or under him or any of her predecessors - in - title and freely and clearly and absolutely admitted exonerated discharged released and or otherwise by under the cost and expenses of the vendor well and sufficiently saved defendant kept harmless indemnified of from and against all or all manner from and other steps mortgage, charges, lien, liens, claims demands debts attachments liabilities and encumbrances and whatsoever.

e) That the said land and premises for any part thereof is not effected by any notice or declaration for acquisition under the land acquisition act or any other enactment ordinance or rules for the time being in force.

f) That the vendor and all persons having or lawfully or equitably claiming any steps, right, title and interest property claimed or demand whatsoever into or upon the said land and premises or building for any part thereof from under true or in trust the vendor or any of his predecessors - in - title shall and shall from time to time and at all time hereafter at the request and cost of the purchaser executed or cause to be done or executed all such deeds, things, whatsoever for further and more ~~shall~~ perfectly assuring the said land and premises and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required.

g) That if the possession of the purchaser is affected or dispossessed for any wrong statement made by the vendor or in

defect in title of the vendor in that event the vendor including her heirs, successors and assigns shall compensate the purchaser by returning the entire consideration money at a time.

b) That the vendor is transferring the property with no tenant or in occupation of any other person.

S C H E D U L E

B. 2
ALL THAT piece and parcel of northern half portion of two storey building standing on land measuring 1 (one) cottah, 6 (six) chittaks, 25 (twenty five) sq.ft. of land out the entire two storey building on 2 (two) cottahs, 13 (thirteen) chittaks of land at premises no. 56 A, Netaji Subhash Chandra ^{Bona} Road, Police Station - Tollygunge, present police station - Jadspore, comprising in C.S. Dag no. 1801, C.S. Khatian no. 294, J.L. no. 41, B.S. no. 40, Touzi nos. 56 and 291A, Mouza - Chandpore, District : 24 - Parganas (South), now under the Calcutta Municipal Corporation, being butted and bounded :

On the North : Partly Land & Shed of Sallen Ghosh and Partly Regent Colony.

On the East : Plots of Regent Colony.

On the South : Remaining half of premises no. 56 A, Netaji Subhas Chandra Road, and land of Mira Ganguly

A N D

On the West : Shed of Sallen Ghosh

IN WITNESS WHEREOF the Vendor have set and subscribed their respective hands and seals, this the day, month and year first above written.

SIGNED, SEALED & DELIVERED
at Calcutta in the presence of :

Witnesses :-

Bela Das

V E N D O R

1) Sudhir Chak. S.
P 27/1 C.1-7. Scheme VII-M
Cal 54.

2) [Handwritten signature]
[Handwritten text]
[Handwritten text]

DRAFTED BY :

[Handwritten signature]

ADVOCATE

TYPED BY :

[Handwritten signature]

ALIPORE JUDGE'S COURT
CALCUTTA - 700 027.

Received of and from the within names purchaser the said sum of Rs.1,00,000/= (Rupees One lac) only being full amount of the consideration money as per memo below

MEMO OF CONSIDERATION

1. By Earnest money cash ----- Rs. 15,000/=

~~2. By Cash -----~~

2. By Bank draft no. DD No 363426

Dated 15-7-1991 Drawn on UCO

Bank I.B. Branch

B. B

Rs 85,000/-

Total Rs. 1,00,000/=

(Rupees One lac) only.

WITNESSES

1. Sd/- *[Signature]*
P. 27/11 C.I.P. Scheme VII-H
Cal 54

[Signature]
Bala Sub

V E N D O R

[Handwritten notes and signatures]
27/11/91
20000/-
20000/-
20000/-