

~~16/54-55-230-194~~ S.R. Behak 1-24-234-241-1676-1949

3RS



No 54/14
20.10.1949



9(a) 6.25.
9(b) 4.00
Plan 12.00

22.25

10.1.73

No:- 1670

Stamp Rs 150/-
Stamp Rs 25/-
Stamp - 50 up.

Total Stamp Rs 175.50
in three sheets.

5 of. W. P. R.
A 48.50
N 1.50

Rs 45.00.

By P. Ganguly,

Sub-Registra.
of Alipore at Behak

15.4.69.

This Deed of
Exchange is
made on the
15th day of
April one Thousand and Nine

hundred sixty nine Between
Messrs M.C. Mowjee & Co.

Prvt Ltd having its principal

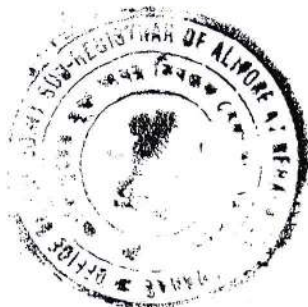
M.C. Mowjee & Co.
Prvt Ltd.
Director
1/1000 Farakka
Saidabad
Ram Ram
Bhatnagar

११०१४ कागदक्र. १४-१३३४१
 ११०१४ कागदक्र. १४-१३३४१
 ११०१४ कागदक्र. १४-१३३४१
 ११०१४ कागदक्र. १४-१३३४१

Fees Paid	
7 (1)	1.00
7 (2)	1.00
G (a)	6.25
G (b)	4.00
Stamp	3.10
CP	.15
CP	.35
Plan	12.00
	<u>27.89</u>

Rs Twenty Seven and Ten Cents only

Copy prepared - sent by and delivered to the
 applicant and Agent as per order no. 54/
 10.1.23.



Sub-Registrar
 of Alipore at Behala

13.1.23

12/98
April 1909

Ashraff
Mowji & Co. Ltd.

M.C. Mowji & Co.
Pvt Ltd.

Asraff Mowji
Directors

S.P. Ganguly

Muzumdar-Resident
of Alipore at Bahal

15.4.09

Executions

Adm. Hdbg.

1. Asraff Mowji
as Director for M.C.
Mowji & Co. Pvt Ltd.

2. Sainendra Prasad
Bhatnagar

3. Ram Prasad Bhatnagar
Pashupati Bhatnagar

1. Kala Bagan Dom P. S.
Jadarpote District - 24
Parganas Calcutta - 33
Business

Office at 46 Essex Street Calcutta-1
herein after called the first
party - which expression unless
repugnant to the subject or
context shall include their assigns.

and legal representatives of
the one Part And (1) Sri
Sainendra (2nd Page) M. C. Mowji
& Co Pvt Ltd. Asraff Mowji

Director of Sainendra Prasad
Bhatnagar of Ram Prasad
Bhatnagar (2) Prasad Bhatnagar
Chargi and (2) Sri Ramprasad

Bhatnagar sons of late
Pashupati Bhatnagar of
1. Kala Bagan Dom P. S.
Jadarpote District - 24

Parganas Calcutta - 33 which
Expression unless repugnant
to the subject or context
shall include their heirs

M.C. Mowji & Co Pvt Ltd

sd/ Ashraff Mowji.
Director.

sd/ Sailendra Prasad.
Pohati acharyo.

sd/ Ramesh Prasad.
Pohati acharyo.

T9 Dispensed with up
49 (5)

sd/P. Ganguly
Sub Regi. prof.
15.4.69.

Col. no 1 is identified by
Prof. Chandra Sen
Adv.

sd/ P. Ganguly
Sub Regi. prof.
15.4.69.

sd/ Prof. Chandra Sen
Adv.

sd/ P. Ganguly
Sub Regi. prof.

sd/ P. Ganguly
Sub-Registrar
of Alluvial...

legal representatives and assigns.

hereinafter called the Second Party

of the other part. Whereas the

said first party is the absolute

and exclusive owners in possession

of the lands described in

the schedule 'A' hereunder written

having acquired the right

title in trust and possession

by sale deed dated 21.

9. 68, 23. 9. 68, 24.

9. 68. and 25. 9. 68.

being respectively 4598,

4618, 4655, 4656 and 4703

of 1968 of the Registration

Office of Registrar of Assurances

Calcutta from Messrs M. C. Mowji

& Co., a partnership firm

who had acquired the right

by a deed of Sale (3rd Page)
 M.C. Mowje & Co. Pvt Ltd of
 Ashraff Mowje & Co. Pvt Ltd

Saiendra Prasad Bhatnagar
 of Ram Prasad Bhatnagar - 3
 dated 24.2.66 Executed by

Sri Ganapat Vishramu Dalvi
 Bar at Law Official Receiver

of the Honble High Court Bombay
 registered in Biny no 1532 of

1966 of the Joint sub-Registry
 office of Seipore District 24

Parganas and District The Second
 Party is the absolute and

Exclusive owners in possession

of the lands and tenures

described in the Schedule B, B1 and B2 hereunder
 written having acquired the right title interest
 and possession by Sale deeds dated 7.10.61,

21.2.62, 28.2.62, 24.11.62 executed by

Sri Satya brata Mitra Sri Purna brata Mitra

Registered in

Volume No. 24
 Page 234-241
 1676
 69 (Seal)

copied by
 Nirma K. Biswas

17.4.69
 m. 17.4.69

Read by
 Nishu B. Singh

Em - 17.4.69
 Comparison

Sansu K. Bindu
 Em - 17.4.69

7

and because Mitra sons of late Bilhuti Patra
 Mitra and Sm Durgamani Mitra widow of said
 Late Bilhuti Patra Mitra registered in being
 no 8170, 1337, 1567 and 9491 of the joint
 sub-Registry Office at Alipore (4th Page), M.C.
 Howjee & Co. Pvt Ltd. of Ashraff Howjee
 Director of Lalendra Prasad Bhattacharya
 of Ram Prasad Bhattacharya - 24 Parganas respectively

supplimental
 to the map
 of 1969

And thereafter by a deed of Partition dated 14.3.
 1969 Executed by and between the said Second
 Party herof and their co-shares see Jaggiban
 Mitra & others and registered in being no 1236
 of 1969 of the joint sub-Registry Office at
 Behala District 24 Parganas and thus acquired
 absolute ownership and exclusive possession therein
 i.e. in the schedule B 'B1' and 'B2' hereunder

And whereas the parties hereto have agreed to
 exchange between them in the manner hereafter
 appearing the said lands and tanks described
 herein below in schedule 'A' and 'B' 'B1' 'B2'
 and delineated in the sketch map annexed
 herewith and marked "green" for 'A' schedule and
 yellow for 'B' 'B1' and 'B2' respectively

absolutely forever (3.) that the parties hereto have,
on mutual consent delivered and taken possession
of the respective lands etc. hereby exchanged
and described in Schedule A and B, B1 and
B2 herein below & that each of the parties
hereto hereby covenants and agrees with the
other that the lands and portions of tanks
with land underneath hereby transferred by them
and free from encumbrances and each party
has absolutely title and possession in the respective
lands etc. and that the lands etc. so transferred
by each of them shall be quietly (618 page) M.C.
Mowje & Co. Pvt Ltd. of Anant Mowje Director
of Saitendra Prasad Chaturbharya of Ranabossad
Chaturbharya (6) and peaceably possessed held
and enjoyed by the other of them absolutely
and forever in full ownership without any
interruption or disturbance by the party hereby
transferring the same and that each of the
parties shall be entitled and shall maintain
their respective names in the Rent Rolls of the
Collector District Bangalore and also in the

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ly. Now this deed of Exchange is herewith as follows: - 1. That in pursuance of the said agreement and in consideration of the transfer to the first party by the said second party hereinafter contained in para 2, the said first party hereby grants and transfers to the said second party all that piece and parcel of lands described in the schedule 'A' herein below to hold the same i.e. the said lands (5th Page), M.C. Nowjee & Co. Pvt Ltd of Ashraf Nowjee Director of Sairendra Prasad Bhattacharya - of Rama Prasad Bhattacharya - as described in schedule below - absolutely forever 2. That in further pursuance of the said Agreement and in consideration of the transfers by the said first party to the second party herein before stated, and contained in Para 1. above, the second party hereby grants and transfers to the said first party all that piece and parcel of lands and portions of lands with land underneath described in schedule "B" "B1" and "B2" here to hold the same i.e. the said lands

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Lands etc hereby transferred by way of Exchange to each of them and/or by any person or persons claiming through them in any manner and that each of the parties shall hereafter be responsible and be liable for all ground Rents and other charges payable to the State of West Bengal from the Bengali year 1376 B. S. and Municipal taxes and other charges from the year 1969/70 and thereafter each party will pay the part to the State of West Bengal and the Municipal taxes and other charges by act done of the Lands etc transferred to each share and acquired by exchange and that each of the parties hereto will be entitled to construct boundary walls of the Lands and tanks and watery portions allotted to them according to respective convenience and the other Party will not raise any objection. (7th page), M. C. Mowji + Co. Pvt Ltd. 32/ Ashraff Mowji Director 32/ Sai Lendru Prasad Bhatnagarji 32/ Ramesh Prasad Bhatnagarji - (7) to the same and this will apply to the respective parties of this Deed of Exchange and that each of parties hereto will at the request

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assurances deeds and documents and do every such act or thing as shall reasonably be required by such other party for further or more perfectly assuring the lands etc hereby transferred to them

5. That the value of Land mentioned in each of the schedule hereto is Rs 6500.00 (Rupees Six thousand and five hundred), only 6. That the grants hereby made and each of the covenants herein contained shall in the case of each party - hereto be binding upon and ensure for the benefit of them their heirs legal representatives successors and Assigns

That schedule 'A' referred to Above All that piece and parcel of Land mainly ash filled tank and abandoned brick field within P. S. Behala sub-Registry Alipore District 24 Pargana lying within the limits of South Suburban Municipality - being holding no 236/126 of B. L. Saha Road Touzi no 3 Mouza.

Itadghata of A. no 10. P. S. no 185 khatian no 34 measuring 10 12 k. 7 ch one

(215 page), M. L. Mowje & co Pvt Ltd & Co. P. S. Behala

9

Shatacharya of Rama Prasad Shatacharya) - 8.
 Poighe twelve kattaks seven chittaks) having
 proportionate annual rent of Rs 34-04 (Rupees.
 thirty four and four paise) out of total annual
 rent of Rs 135-00 payable to the State of
 West Bengal and having tax halqan rights being.

C. S. PIDs nos.	Area.
541 five hundred and forty one	6 K 3 ch
Part of 531 five hundred and thirty one	6 K 0 ch
" 530 five hundred and thirty	7 K 14 ch
" 529 five hundred and twenty nine.	12 K 7 ch.
	1312 K 7 ch.

on Poighe twelve cottaks and seven chittaks).
 Lump price Rs 6500.00 Rupees six thousand
 and five hundred only schedule 'B' referred
 to above. All that price and parcel of
 land within P.S. Behala sub-Registry
 Alipore District 2a Pargana lying within
 the limits of South Suburban Municipality
 being standing on 69 P. N. Mista Bosek
 field Road Tongi no 3 Monja Dalghata
 J. K. no 10. P. S. no 185. Khanda
 Khalian nos. 1024, 1026, 1028, 1030, 1037

I

Pr. Ltd of Ashraf Mowja Dittur of Saitend
proced Bahucharyya of Rama Prasad Bahucharyya
-7- in c. s. filed no 526 having proportional
annual rent Rs 4.79 paise (Rupees four and seventy
nine paise) out of total annual rent of
Rs 18-56 paise payable to the State of
West Bengal and having A. Kishi right therein
part of c. s. filed no 526 (five hundred
and twenty-six) Area 5 cottaks (five
cottaks) schedule BI referred to above) All
that four and parcel of lands and portions
of tank with land under water within P. 3.

Bekale Sub-Registry Alipore District
panganon within the limits of Santa Suberna
Municipality being decided by P. N. Mitra
Panch field Beed Touzi no 53 mouza
Daghal of L. 10 R. S. no 185 R.
S. & Land. relation no 1024, 1025, 1026
1027, 1028, 1029, 1030, 1031, 1037, 1038, 1039
1040, 1042 and 1043 measuring 10 ten cottaks
& seven chittaks out of 71 decimals in
c. s. filed no 527 and 528 having proportional

of total annual rent of Rs 22-7-1 Pice payable
to the State of West Bengal having Rights
rights therein part of C. S. filed no 527 (five
hundred and twenty seven part of C. S. filed
no 528 Area 2 two Cottaks (10^{1/2} page) M. C.

Mouji & co. Pvt Ltd. (Sd) Asraff Mouji Director
(Sd) Saitendro Prasad Bhattacharya (Sd) Rama Prasad
Bhattacharya) (10) - Five hundred and twenty eight
Area 8 cottaks 7 chittaks / 10 cottaks 7 chittaks
7m cottaks and Seven chittaks) schedule B2
Referred to Above in that form and parcel
of Land and portions of tank with land
underneath within P. S. Behala sub-Registry
Alipore District 24 Parganas within the limits
of South Suburban Municipality being holding
no G. P. N. M. No. 17 Mouji no 3 Mouja Dalgata
J. L. no 10. D. S. no 185 P. S. relation
no 12 having some Lakkar Right measuring 10
ten cottaks out of 58 decimals in C. S.
filed no 493 having pro portionate annual
rent of Rs 1-15 paise Rupee one and fifteen
paise out of total annual rent of Rs 4-00

and tanks of schedule B or B2 is 1 Bigha 5
cottaks 7 chittaks (one Bigha five cottaks and
seven chittaks) Less sum value of schedule
B or B2 is Rs 6500. or Rupees Six
thousand and five hundred only. (11th page, M.E.

Mowja & Co. Pvt Ltd. of Ashraff

Mowja Sigitas of Sailendra Prasad

Bhattacharya of Ramprasad Bhattacharya) -11-

The sketch map annexed herewith will form
a part of this deed of Exchange. In witness

whereof the said first party have set their seal

and hand and signed and the said second party

have signed this deed on the date first above

written. First party M.E. Mowja & Co.

Pvt Ltd of Ashraff Mowja Sigitas

Second party of Sailendra Prasad Bhattacharya

of Ramprasad Bhattacharya) signed and

delivered in the presence of of of Kali Kulkarni

ghosh 143 B. L. Saha Road Cat 53 of

gobinda Das Dasgupta 36 Stalder para Rd

cat 26. of Samin Snigh Vadi 36 Stalder Para

Road cat 26 of Sankari Prasad Bhattacharya

143 B. 4 Saha Rd cat 53 Typed by me

S. D. ... 30. Midday Rd Cat-27

of 46 Egra ST Cal-1 sd/ Illegible Treasurer Calcutta
 Collectorate Treasury on 9. 4. 1969 1 @ 150/-
 1 @ 25/- 1 @ .50 = 175.50. NO 233 ssd to M. C.
 Howji & Co. Pvt Ltd. of 46 Egra st cal 1
 sd/ Illegible Treasurer Calcutta Collectorate Treasury on
 9. 4. 1969 1 @ 150. 1 @ 25 1 @ .50 = 175.50
 no 233 ssd to M. C. Howji & Co. Pvt Ltd.
 of 46 Egra st cal 1. sd Illegible Treasurer.
 Calcutta Collectorate Treasury on 9. 4. 1969 1 @
 150 1 @ 25 1 @ .50 = 175.50

Copied by
 Nirmal Kr. Biswas
 on - 17. 4. 69.

Read by
 Nihar Banerjee
 on - 17. 4. 69

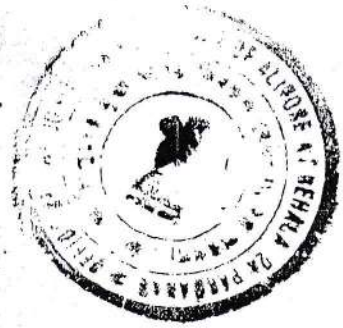
Compared by
 Sankar Kr. Biswas
 on - 17. 4. 69

True copy
 sd/ P. Braunguly.
 Jt sub-Regis drsr
 of Alipore at Bahala.
 17. 4. 69.

Copy Copied by
 Mani Psharachary
 on - 10. 1. 73.

Copy read by
 Sankar Kr. Biswas
 on 10. 1. 73.

Copy compared by
 Nihar Banerjee
 on 10. 1. 73



Certified to be a
 True copy
 Jt sub-Regis drsr of
 Alipore at Bahala.
 10. 1. 73.