



8823

STAMP AFFIXED BY.

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3846

STAMP SUPERINTENDENT,  
CALCUTTA COLLECTORATE.

Admissible under Rule 21 duty stamps under the Indian Stamp Act, 1899, & also as Amended by W. Bengal Stamp Amendment Act 1962 Schedule IA

No 23 *Handwritten* and also under Section 92 *Handwritten* of the *Handwritten* Improvement Act, 1956

Stamp duty paid under the Stamp Act	Rs	1191-
Additional duty under M.L. Act.	Rs	878-15
Paid in excess	Rs	3-35
<b>Total</b>	<b>Rs</b>	<b>2072-50</b>

Was paid as under—

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F 265-50  
E 4-  
9 30-  
A.C. 20-  
N.B. 2-  
N 2-50  
324-50

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Sub-Registrar authorized under Section 7 of the Indian Registration Act to perform the functions of the Registrar, Calcutta.  
8 8 66

THIS INDENTURE made this 8<sup>th</sup> day of August One thousand Nine hundred and Sixty-six BETWEEN (1) BISWANATH KAYAN A N D (2) SRIMATI MANI DEVI KAYAN son and wife respectively of Ramnarain Kayan deceased and both by occupation merchant and both residing at 3, Jagmohan Mullick Lane in the town of Calcutta hereinafter collectively referred to as "the VENDORS" (which expression shall unless excluded by or repugnant

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A.C. 20-  
N.B. 2-  
N 2-50  
324-50

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1165-50  
E 4-  
9 30-  
A.C. 20-  
N.B. 2-  
N 2-50  
324-50

repugnant to the context or subject mean and include their respective heirs executors administrators and representatives) of the FIRST PART CHOUTMAL BANK<sup>son</sup> of Late Chhoghmal Bank residing at No. 178, Harrison Road, Calcutta hereinafter called the -  
*and* Confirming Party of the SECOND PART A N D SHREE VISHNU ROLLING MILLS a partnership firm having its principal place of business at No. 305, Rabindra Sarani in the town of Calcutta hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context mean and include its partners for the time being and the partners who may from time to time constitute the said firm and each of their respective heirs, executors, administrators representatives and assigns) of the THIRD PART :

W H E R E A S :

1. One Ganpatram Kayan and one Ramnarain Kayan were the owners of Premises No. 2, Kumar Para Lane, Lillooah, an undivided one-half share whereof is intended to be hereby sold.
2. By a Deed of Partition dated the 9th March, 1949 made between the said Ramnarain Kayan and the heirs of the said Ganpatram Kayan the said Premises No. 2, Kumar Para Lane, was allotted to Ramnarain Kayan.
3. The said Ramnarain Kayan died intestate on the 15th day of March, 1960, leaving him surviving, Jannadhar Kayan, Kes-hor Prasad Kayan, Biswanath Kayan and Srimati Mani Devi Kayan the last two being the Vendors herein, as his heirs/heiress and legal representatives who inherited the said premises No. 2, Kumar Para Lane on the death of the said Ramnarain Kayan.

*e. a. d.*  
 Registrar authorized under  
 Sect. 17 of the Indian Regis-  
 tration Act to perform the func-  
 tions of the Registrar, Calcutta  
*2.8.62*

3.

4. In the circumstances the Vendors are seised and possessed of or otherwise well and sufficiently entitled to undivided one-half share and the said Jannadhar Kayan and Keshor Prasad Kayan are entitled to the other undivided one-half share in the said Premises No.2, Kumar Para Lane, Lillooah.

5. The Vendors are seised and possessed of and/or otherwise well and sufficiently entitled to undivided one-half share in ALL THAT PIECE or parcel of land measuring Five Bighas Three Cottahs and Five Chittaks more or Less TOGETHER WITH one tank and structures boundary walls situated thereon being Premises No.2, Kumar Para Lane, Lillooah within the Bally Municipality Police Station Bally Sub-registration office Howrah, Pargana Khalore in the District of Hooghly and more particularly described in the Schedule hereunder written and delineated in the plan hereto annexed (hereinafter referred to as "the said property").

6. The Vendors have agreed to sell and the party of the Second Part has agreed to purchase the said undivided one-half share in the said property at or for the price of Rs.850/- (Rupees Eight hundred and fifty) only per cottah on actual measurement and on actual measurement the area of the said property comes to Five bighas, three cottahs and five chittaks and the price of the said undivided one-half share in the said property at the said rate comes to Rs.43,907-50 (Rupees Forty Three thousand nine hundred seven and paise fifty only).

7. The party of the Second Part has nominated the Purchasers as purchasers in his place and stated.

NOW -



NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of -  
 Rs.43,907-50 (Rupees Forty-three thousand nine hundred seven and paise fifty only) paid by the Purchaser to the Vendors at or immediately before the execution of these presents making in all the sum of Rs.43,907-50 Paise (the receipt whereof the Vendors do and each of them doth hereby and by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof for ever release and discharge the Purchaser and the said property) the Vendors do hereby grant, convey, sell, transfer, assign and assure and the Party of the Second Part doth hereby confirm unto the Purchaser free from all encumbrances whatsoever ALL THAT undivided one-half share in ALL THAT piece and parcel of land measuring Five bighas, Three Cottahs and Five Chittaks more or less being premises No.2, Kumar Para Lane, Lillooah within the Bally Municipality Thana Bally, Sub-Registration Office Howrah Pargana Khulore District Howrah TOGETHER WITH all buildings structures, one tank, trees, plants and erections situated thereon and more particularly described in the Schedule hereunder written and delineated in the Map or plan hereto annexed and therein marked with red border (hereinafter referred to as "the said Property") OR HOWSOEVER OTHERWISE the said property now are or is or at any time or times heretofore were or was situated butted bounded and described TOGETHER WITH all compounds, yards, boundary walls, lights, water-courses, sewers, drains and ditches and all manner of ancient and other lights, rights, liberties, easements, privileges, advantages, emoluments, appendages and appurtenances

whatsoever

*S. C. - 22*  
 sub-registered under  
 Section 17 of the Indian Regi-  
 stration Act to perform the func-  
 tions of the Registrar, Calcutta.  
*8.2.68*



5.

whatsoever standing and being in and upon or belonging or in anywise appertaining to the said land or any part thereof or with which the same now are or is or at any time or times heretofore were or was held used occupied or enjoyed accepted or reputed deemed taken or known as part parcel or member thereof or appurtenant thereto AND THE REVERSION OR REVERSIONS REMAINDER OR REMAINDERS and the rents issues and profits thereof AND all the estate right title interest property claim and demand whatsoever of the Vendors hereto into or upon the same or any part thereof AND all deeds puttans muniments writings and evidences of title which exclusively relate to the said property or any part or parcel thereof TO HAVE AND TO HOLD the said undivided one-half share in the said property hereby sold conveyed transferred and assigned or otherwise assured or intended so to be unto and to the use of the purchaser absolutely.

2. The Vendors do hereby covenant with the Purchaser as follows : -

(a) That notwithstanding any act deed or thing done committed or knowingly suffered by them to the contrary the Vendors are lawfully and rightfully seised and possessed of or otherwise well and sufficiently entitled to the said one-half share in the said property hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto free from encumbrances whatsoever and that the Vendors have full power and absolute and indefeasible right and authority to sell grant convey and transfer the said undivided one-half share in the said property unto the purchaser in the manner aforesaid and according to the intent and meaning of these presents.

(b)

6.

(b) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said undivided one-half share in the said property and receive the rents issues and profits thereof - without any hindrance interruption disturbance claim or demand whatsoever by the Vendors or any person or persons claiming any estate right title or interest from under through or in trust for the Vendors or any of them and free and clear of and from and against all charges and encumbrances whatsoever made done executed or occasioned by the Vendors or any of them.

(c) The Vendors and all persons claiming any right, title or interest in the said undivided one-half share in the said property through from under or in trust for the Vendors or any of them shall and will from time to time and at all times hereafter at the cost of the Purchaser do execute or cause to be done and executed all such further acts deeds and things for further better and more effectually or satisfactorily granting transferring or assuring the said undivided one-half share in the said property and every part or parcel thereof unto and to the use of the Purchaser, as shall or may be reasonably required.

3. The Confirming Party doth hereby covenant with the Purchaser that the Confirming Party hath not done any act deed or thing whereby he is prevented from confirming the sale of the said property in the manner aforesaid.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces or parcels of land hereditaments and premises measuring Five Bighas, Three Cottahs and Five Chittaks more or less

*S. C. d. d.*  
Sub-Section 7 of the Indian Registration Act to perform the functions of the Registrar, Calcutta

*8-8-61*







7.

more or less being Premises No.2, Kumar Para Lane, Lillooah within the Bally Municipality Thana Bally, Sub-Registration Office Howrah, Pargana Khalore, in the District of <sup>Howrah</sup> Hooghly TOGETHER WITH all buildings, structures, tank, trees and plants situated thereon and butted and bounded in the manner following that is to say : -

On the North by - the land of Dharani Dhar Ghosal  
On the East by - 10, Kumar para Road  
On the South by - Kumar Para Lane and  
On the East partly by Premises No.3, Kumar Para Lane and partly by 8, Kumar Para Lane and consisting of Dag Nos. etc as mentioned below : -

- a) Mouza Lillooah, Pargana Khalore J.L.No.12, Revenue Survey No.1975, Khatian No.1214, Touji No.3989 Dag No.2343, Area of land .39 Annual rent Rs.5.75 Paise.
- b) Mouza Lillooah, Pargana Khalore J.L.No.12, Revenue Survey No.1975, Khatian No.599, Touzi No.3989 Dag No.2347 Area .17 and Dag No.2348 Area .28 Annual Rent Rs.7.44. P.
- c) Mouza Lillooah Pargana Khalore J.L.No.12 Revenue Survey No.1975, Khatian No.190 Touzi No.3989, Dag No.2342 Area .83 Annual Rent Rs.4.37 Paise.

AN UNDIVIDED ONE-HALF share of the above property is hereby sold to the Purchaser.

IN

8.

IN WITNESS WHEREOF the Vendors have executed these presents the day month and year first above written.



SIGNED AND DELIVERED by the Vendors }  
at Calcutta in the presence of :

*S. C. Chowdhury*  
*Solicitor General*

*Prithwanath Kanyan*  
*Mani Devi Kanyan by her*  
*Constituted attorney*  
*Keshaw Prshad Kanyan*

SIGNED AND DELIVERED by the Confirming }  
Party at Calcutta in the presence of :

*S. C. Chowdhury*  
*Solicitor General*

*Chandra mal Banerjee*

RECEIVED

*S. C. Chowdhury*  
Sub-Registrar authorised under  
Section 7 of the Indian Regi-  
stration Act to perform the func-  
tions of the Registrar, Calcutta

*8-8-65*





9.

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.43,907-50 being the full consideration for these presents as per Memo below :

Rs.43,907-50 P.

MEMO OF CONSIDERATION.

By cheque No 64A 95-35-24 drawn on National & Grindlays Bank Ltd by Khaitan Shri in favour of the Vendor's being cheque dated 8.8.66 for — Rs.43,907/50 paise

Total Rs.43,907/50 paise  
(Rupees forty three thousand nine hundred seven and paise fifty) only

witness: —  
S. C. Chowdhury

Rishwanath Nayak.

Mani Devi Khanna by her  
constituted attorney

Umeshwar Prasad Khanna.

Sub-20/11/66

presented for registration at  
 at the Calcutta Registration  
 on the 12th day of April  
 by Mr. W. M. S. Roy  
 and Mr. S. S. Roy



S. S. Roy  
 Sub-Registrar authorised under  
 Section 7 of the Indian Regis-  
 tration Act to perform the func-  
 tions of the Registrar, Calcutta  
P. S. Roy

Rishwanath Kayan

S. S. Roy

1) Bishwanath Kayan wife  
 Golak Ramnarain Kayan  
 of 3, Jagannath Mukherjee Lane  
 Calcutta. Hindu Merchant

Rishwanath Kayan

3790



2) Chouth Mal Banka Golak  
 Choudhary Banka of 178,  
 Harrison Road Calcutta.  
 Hindu Merchant

Keshav Prasad Kayan  
 Gas Constitutes attorney of  
 Mani Devi Kayan

3791



Execution by  
 Keshav Prasad Kayan  
 of Late A. N. Kayan of  
 3, Jagannath Mukherjee Lane  
 Calcutta Hindu Merchant  
 attorney for Mani Devi Kayan  
 is subscribed by him

Chouth Mal Banka

3792



S. S. Roy  
 Sambhu Nath Saha of  
 Gopi Bhatnagar Lane of 13  
 and 14, G. P. C. & Calcutta  
 Hindu Merchant

S. S. Roy  
 Sub-Registrar authorised under  
 Section 7 of the Indian Regis-  
 tration Act to perform the func-  
 tions of the Registrar, Calcutta  
P. S. Roy

Sambhu Nath Saha

DATED THIS 8<sup>th</sup> DAY OF August 1966.

Book No .....  
Volume No... 127  
Pages 207 to 214  
Being No... 4248  
For the year... 1966

② I 4248  
4 + 1 = 5

BETWEEN

BISWANATH KAYAN  
SMT. MANI DEVI KAYAN

AND

SRI VISHNU ROLLING MILLS

m 50



CONVEYANCE

Sub-Registrar authorized under  
Secti. 7 of the Indian Regi-  
strat. Act to perform the func-  
tions of the Registrar, Calcutta.

18. 8. 66



KHAITAN & CO.,  
Solicitors.

S.G. α

Sub-Registrar authorized under  
Secti. 7 of the Indian Regi-  
strat. Act to perform the func-  
tions of the Registrar, Calcutta.

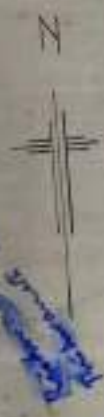
8-8-66



PLAN OF  
PRE NO 2, KUMAR PARA LANE.  
LILUAH DIST HOWRAH.  
SCALE 20' FT = 1" IN.  
AREA OF LAND 5BIG- 3COT- 5CH- 0SIT.

PRE NO 2, KUMAR PARA LANE

PRE NO 3, KUMAR PARA LANE



Prepared by  
 Civil Engineer  
 Debraj Chakrabarti

KUMAR PARA LANE  
 PRE NO 2  
 PRE NO 3