

12

19757

17337

5000Rs.



*Handwritten notes:*  
 11/3/23  
 copy of deed  
 take B.T. etc  
 2300/-

Admissible under Rule 21 duly stamped  
 under the Indian Stamped Act-1899  
 & also as amended by W. Bengal  
 Stamp Amendment Act 1933  
 Schedule IA No. 234-  
 and also under Section 82 (1) of the  
 Calcutta Improvement Act-1911  
 Stamp duty paid under the  
 Stamp Act Re. \_\_\_\_\_  
 Additional duty under G.L. Act Re. \_\_\_\_\_  
 Paid in excise Re. \_\_\_\_\_  
 Total Re. \_\_\_\_\_

*Handwritten calculations:*  
 113810  
 13000  
 126810  
 113810  
 13000  
 126810

*Handwritten calculations:*  
 47139  
 955  
 4  
 7230

See Paid as under,

THIS DEED OF CONVEYANCE made this the 10th  
 day of (10th) *September* ONE THOUSAND NINE HUNDRED NINETY  
 THREE B E T W E E N SHRI MONI MOHAN BANERJEE son of  
 Late Radhika Prosad Banerjee by religion Hindu by

A 7139

E 7

J 55

ma 25

re 4

7230

*Sale price*

6,50,000/-

Contd..... P/2.

*Handwritten calculations:*  
 600  
 69  
 7139

CC

20511

Serial No. \_\_\_\_\_  
Sold to Shri Mohan Gowanji  
of 202 S-N Ray Bah Cal 32  
Calcutta Collectorate,  
Treasury  
Date 18  
2.1.23



Presented for Registration at  
the Calcutta Registration Office  
on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Moni Mohan Banerjee

[Signature]

115m

[Signature]

1m

Moni Mohan Banerjee

5m

Spoken Raketa

3m

Banerjee of 215, S. N.

2m

Ray Bahar -

11682

Moni Mohan Banerjee

[Signature]

Moni Mohan Banerjee

8197



B. K. Gupta  
Donalake  
High Court  
Cal.

B. K. Gupta  
Advocate  
High Court  
at.

[Signature]  
191248



- : ( 2 ) : -

profession business residing at 215, S. N. Roy Road,  
Calcutta - 700 038, under Police Station Behala herein-  
after called the V\_E\_N\_D\_O\_R (which expression unless  
excluded by or repugnant to the context be deemed to

Contd.....P/3.

20511

Form No. \_\_\_\_\_  
 Add to Shri. N. S. Gowami  
 of Advt. J. N. Roy Rd Calcutta  
 Calcutta Collectorate,  
 Treasury  
 Date 18  
8.12.13

23000000	11500
_____	1000
_____	500
30000000	3000
_____	2000
	<hr/>
	116800



*[Handwritten signature]*  
**Registrar of Calcutta**



- : ( 3 ) : -

include his legal heir's , executor's representative's,  
 administrator's or assigns of the ONE PART AND SHRI  
MOHAN GOSWAMI, son of Late Benode Behari Goswami by Religi-  
 on Hindu Profession business residing at 207 , S. N. Roy  
 Road, Calcutta - 700 038 under Police Station Behala .

Contd.....P/4.

20511

Account No. \_\_\_\_\_  
Paid to Shri Mahant Govind

SI. \_\_\_\_\_  
200 P. N. B. 1988 6238

Calcutta Collectorate,  
Treasury

Rs. \_\_\_\_\_  
in \_\_\_\_\_  
PTL 95

2	365m	115m
	_____	1m
	_____	2m
	361m	3m
	_____	2m
		<u>1168m</u>



\_\_\_\_\_

**Signature**



- : ( 4 ) : -

hereinafter called the PURCHASER (VENDEE) which expression unless excluded by or repugnant to the context be deemed to include his legal Heir's, executor's, representative's administrator's or assign's of the OTHER PART :

Contd.....P/5.

20571

Account No. \_\_\_\_\_  
 Paid to Shri Mohan Gouwan  
 of 207 S-N Bay Road Cal 38  
 Calcutta Collectorate,  
 Treasury  
 Date 18  
8.12.43

2300 500	1150
_____	100
_____	50
3000 100	30
_____	2
	<hr/>
	11682



*[Signature]*  
 \_\_\_\_\_  
 \_\_\_\_\_





- : ( 5 ) : -

WHEREAS One Radhika Prosad Banerjee and another Sarada Prasad Banerjee had been seized and possessed of or otherwise well and sufficiently extitled to, have equal share, the two pieces of land measuring more or less 1 (One) acre

Contd.....P/6.

20511

Form No. \_\_\_\_\_

Sold to Shri. Mohan Chandra

of 207 S-N Road Calcutta

Calcutta Collectorate,  
Treasury

Date 18  
8.12.89

22

2300 5000 115

\_\_\_\_\_ 12

\_\_\_\_\_ 50

3000 30

\_\_\_\_\_ 2

\_\_\_\_\_ 1168



18



- : ( 6 ) : -

3 (Three) Satak ( 51 - 52 ) Satak comprising of One -  
 Storied building and one Two storied building with Privi,  
 Kitchen, surrounding wall, Tube- well, Shop - room - shed  
 at the roadside and trees, Vacant land appertenant thereto

Contd.....P/7.

20571

Sold to Shri Mahan Goswami  
No. 202 J-N-Roy Bldg Calcutta

Calcutta Collectorate,  
Treasury

Date 10  
8.12.83

23 Ca 5m	115r
_____	1r
_____	Dr
3 Ca 1m	3r
_____	2
<hr/>	
	1168



*[Signature]*  
Registrar of Companies  
Calcutta

5000Rs.



- : ( 7 ) : -

and to the East a tenanted One-Storeyed building situated at holding Nos. 234 and 239 and premises No. 215 and 241 S. N. Roy Road, under the then South Suburban Municipality under Sub-Registry Office Alipore, in the District of

Contd.....P/8.

20511

Sold to Shri Mahan Gostami  
of 2nd Floor, N. N. Roy Road, Calcutta 38

Calcutta Collectorate,  
Treasury

On 10  
8.11.53

92  
Treasury

2365000	115
_____	100
_____	50
361000	31
_____	2
	<hr/>
	1160



[Signature]  
Registrar of Companies (1) C  
Calcutta



- : ( 8 ) : -

24- Parganas (Now South 24 - Parganas ) under J.L. No.9,  
R.S. 182, Touzi No. 101, Mouza Puja Sahapur, R. S. Khatian  
No. 1216 and 1161 Dag No. 102 .

AND WHEREAS the said Sarada Prosad Banerjee died in

Contd.....7/9.

20571

Serial No. \_\_\_\_\_  
 Sold to S. K. S. M. S. Chawari  
 of 202 J-N Road Calcutta  
 Calcutta Collectorate,  
 Treasury  
 Date 18  
2.1.1933

2300000	115000
_____	1000
_____	500
3000000	3000
_____	200
	<hr/>
	11680



[Signature]  
 Registrar of Companies  
 Calcutta





- : ( 9 ) : -

the year 1926 leaving behind his only son and legal heir namely Mono Mohan Banerjee as Co-owner in his place having half share in the said property with said Radhika prasad Banerjee having half share therein .

Contd.....P/10.

20511

Serial No. \_\_\_\_\_  
 Sold to Shri Mahan Goswami  
 of 207 I-M Roy Rd, Calcutta  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Calcutta Collectorate,  
 Treasury  
 Date 18  
8.1.28

23 Cal 5m 115m  
 \_\_\_\_\_ 1m  
 \_\_\_\_\_ 5m  
 3 Cal 1m 3m  
 \_\_\_\_\_ 2  
 \_\_\_\_\_  
 7168



*[Signature]*  
 \_\_\_\_\_  
 \_\_\_\_\_



- : ( 10 ) : -

AND WHEREAS said Mono Mohan Banerjee died in the year 1932 leaving behind his son and legal heir Sourindra Mohan Banerjee as Co-owner in his place having the said half share in the said property with said Radhika Prosad Banerjee having half share therein.

Contd....P/11.

20511

Serial No. \_\_\_\_\_  
 Sold to Shri Mohan Chawani  
 of 2nd S-Nagar, B.D. Circle  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Calcutta Collectorate,  
 Treasury  
 Date 8.1.22

2500	500	11500
_____	_____	100
_____	_____	500
3000	1000	3000
_____	_____	200
		11600



  
 \_\_\_\_\_  
 Registrar of Companies  
 Calcutta



- : ( 11 ) : -

AND WHEREAS during his life - time said Radhika Prosad Banerjee made a "WILL" in respect of his undivided x half share in the said property in favour of his two sons and legal heirs Shri Moni Mohan Banerjee and Srf Lalit Mohan Banerjee, and died on 25. 12. 1964 .

Contd.....P/12.

Serial No. 20511  
 Sold to Shri Mohan Gargwani  
 of 202 N. N. Road, Calcutta  
~~17-177333~~  
 Calcutta Collectorate,  
 Treasury  
 Date 8.12.53

23 Calcutta	1150
_____	100
_____	50
3 Calcutta	30
_____	
	<hr/> 1160





- : ( 12 ) : -

After the death of said Radhika Prosad Banerjee his said two sons Shri Moni Mohan Banerjee and Shri Lalit Mohan Banerjee had jointly been seized and possessed of or

Contd.....P/13.

Serial No. 20571  
Sold to Shri. Mohan Chandra  
of 202, S-N, Rajahmundry  
Calcutta Collectorate,  
Treasury  
Date 8.1.20

2300 5m 11  
————— 1  
—————  
3000 1m  
—————  
—————  
1168



*[Signature]*  
**REGISTRAR OF COMPANIES**





- : ( 13 ) : -

otherwise well and sufficiently entitled to the said half-portion of the Property having obtained Probate of the <sup>said</sup> WILL in Act 39 Case No. 32 of 1965 by order dated 4th September, 1965 from the District Delegate, 1st Sub-Judge, Alipore, 24- Parganas (now 24 - Parganas South) .

Contd.....P/14.

20511

Serial No. \_\_\_\_\_

Sold to Shri Mohan Gossami

of \_\_\_\_\_

\_\_\_\_\_ 207 N. B. Rd. Cal 38

Calcutta Collectorate,  
Treasury

Total Rs \_\_\_\_\_

8.12.55

\_\_\_\_\_

23000000 1150

\_\_\_\_\_ 100

\_\_\_\_\_ 0

3000000 3

\_\_\_\_\_ 2

7168



*[Handwritten signature]*

\_\_\_\_\_



- : ( 14 ) : -

AND WHEREAS said Sourindra Mohan Banerjee died on 17. 11. 1966 leaving a "WILL" appointing Shri Moni Mohan Banerjee as Executor. The said Shri Moni Mohan Banerjee obtained the Probate of the said WILL in Act 39 Case No.46

Contd.....P/15.

20511

Serial No. \_\_\_\_\_

Sold to Shri Mahadev Gaurami

of \_\_\_\_\_

207 S-N Rajahall C-30

Calcutta Collectorate,  
Treasury

Date 18  
8.1.45

2300 5m	115m
_____	1m
_____	5m
3000 1m	3m
_____	2m
<hr/>	
	1168



.....  
  
 REGISTRAR OF COMPANIES  
 CALCUTTA



- : ( 15 ) : -

of 1967 by order dated 27.09.1967 from the District Delegate,  
 the Sub-Judge, Alipore, 24 - Parganas (now 24 - Parganas  
 South) and in terms of the said "WILL" Shri Moni Mohan  
 Banerjee and Shri Lalit Mohan Banerjee seized and possessed

Contd.....P/16.

Serial No. 20571  
 Sold to Shri Mahan Grewani  
 of 202 S-N Road Col 32  
 Calcutta Collectorate,  
 Treasury  
 Date 18  
8.12.53

23 ca 5000	11	50
_____		10
_____		50
_____		3
3 ca 1000		2
_____		
		<u>1160</u>



*[Signature]*  
**REGISTRAR OF CALCUTTA**



- : ( 16 ) : -

of or otherwise well and sufficiently entitled to the said undivided half share of the said property belonged to the said Sourindra Mohan Banerjee since deceased .

Contd.....P/17.

20571

sold to Shri M. N. Banerjee  
 of 207 S-N Roy Rd Calcutta  
 Calcutta Collectorate,  
 Treasury  
 Date 10 8.12.73

2300000 11500  
 \_\_\_\_\_ 1000  
 \_\_\_\_\_ 0  
 300000 3  
 \_\_\_\_\_

1168



A  
 \_\_\_\_\_  
 \_\_\_\_\_





- : ( 17 ) : -

AND WHEREAS the entire land and property situated at holding Nos. 234 and 239 in premises Nos. 215 and 241 S. N. Roy Road, Calcutta - 700 038, under Police Station Behala was seized and possessed of Jointly and absolutely

Contd.....P/18.

20571

Sold to Shri Mohan Kumar  
of 207 S-N Road Cu 38

Calcutta Collectorate,  
Treasury

date 18  
8.11.53

23ca sm	1150
_____	100
_____	50
3ca sm	300
_____	2
<hr/>	
	1168



*[Handwritten signature]*

**RECEIVED**  
**18/11/53**



- : ( 18 ) : -

having equal share by the said Shri Moni Mohan Banerjee and Shri Lalit Mohan Banerjee.

AND WHEREAS BY A DEED OF PARTITION dated 26th June, 1968 being registered with the Sub - Registrar of Alipore at Behala on 26th June, 1968, the entire Land and

Contd.....P/19.

20511

Sold to Shri Mohan Chandra name  
of 207 S. N. B. Rd Cal  
Calcutta

Calcutta Collectorate,  
Treasury

Vol. 10  
8-1283

23 ca 5m	11 5m
_____	1m
_____	5m
3 ca 1m	3m
_____	2m
<hr/>	
	11 6 8m



**REGISTRAR GENERAL**  
**CALCUTTA**



- : ( 19 ) : -

Property were valued and distributed amongst the said two joint owners (1) Shri Moni Mohan Banerjee X and (2) Shri Lalit Mohan Banerjee and in terms of the said Deed of Partition Shri Moni Mohan Banerjee, the VENDOR here

Contd.....P/20

Serial No. 20571  
 Sold to Shri Mohan Kumar  
 of 207 S-N Key Road Calcutta  
 Calcutta Collectorate,  
 Treasury  
 Date 18 8.12.43

236 gm 115  
 \_\_\_\_\_ 1  
 \_\_\_\_\_ 5  
 3 gm  
 \_\_\_\_\_  
 \_\_\_\_\_  
 116



\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5000Rs.



- : ( 20 ) : -

had been allotted and took possession of the determind share of property in 3 (Three) Parts and/or lots out of the total land and construction thereon measuring about 1 (One) acre, 3 (Three) Satak rent free bastu land with

Contd.....P/21.

20511  
 paid to Shri. Nishan Chandra  
 of 207 J-N Road Cal 38  
 Calcutta Collectorate,  
 Treasury  
 Date 18  
2.1.53

23 CA sm 115  
 \_\_\_\_\_ 1  
 \_\_\_\_\_ 1  
 3 CA m 3  
 \_\_\_\_\_  
 \_\_\_\_\_  
 115



18  
2.1.53





- : ( 21 ) : -

constructions thereon together with all easement rights over common passage and appurtenances in holding Nos.234 and 239 in premises Nos. 215 and 241 S. N. Roy Road, Calcutta - 700 038 , under Sub - Registry Office Alipore

Contd.....P/22.

No. 20771  
 Paid to Shri Ashwan Karami  
 of 207 J. N. Road Calcutta  
 Calcutta Collectorate  
 Treasury  
 Date 8.1.45

23ca sm 115  
 \_\_\_\_\_ 12  
 \_\_\_\_\_ 0  
 3ca 1m 3  
 \_\_\_\_\_  
 \_\_\_\_\_  
 116





- : ( 22 ) : -

at Behala, Touzi No. 101, J.L. No. 9 Mouza Punja Sahapur,  
Khatian No. 1216 and 1161 , Dag No. 102, R.S. 182 in the  
District of 24 - Parganas (South) in (1) 8 (Eight) Kotthas  
4 (four) Chittacks rent free bastu land with One-Storeied

Contd.....P/23.

20771

Sold to Shri Mohan Chandra  
 of 207 J-N Road Cal  
 Calcutta Collectorate  
 Treasury  
 Date 8-12-55

2300 sum 11  
 \_\_\_\_\_  
 \_\_\_\_\_  
 300 sum  
 \_\_\_\_\_  
 \_\_\_\_\_ 11



\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



- : ( 23 ) : -

pucca constructed house including appurtenance, wall, gate, drawing room, courtyard, road-side wall, shop room - pucca structure with tin tiles shed with two, Kantcha latrine, drain, tap and other structure and all

Contd.....P/24.

20511  
Serial No. \_\_\_\_\_  
Sold to Sri Mohan Chandra  
of \_\_\_\_\_  
202 S-N Road Col 32  
Calcutta Collectorate,  
Treasury  
Date 8.12.85

2365m 1152  
\_\_\_\_\_  
\_\_\_\_\_  
361m  
\_\_\_\_\_  
1160



*[Signature]*  
Registrar of Companies (17) A  
Calcutta



- : ( 24 ) : -

easement rights over the passage (from back to the front road-side) in Holding No. 234 and premises No. 215 S. N. Roy Road, Calcutta - 700 038 and in part (2) land measuring about 18 (Eighteen) Cothas 5 (Five) Chittaks rent free bastu

Contd.....P/25.

24711

Sold to Albin Mathias Curran  
of 207 N. W. Bay Rd

Calcutta Collectorate,  
Treasury

Date 18  
8.12.83

23ca 5m  
\_\_\_\_\_  
\_\_\_\_\_  
3ca 1m  
\_\_\_\_\_



*[Signature]*  
**DEPARTMENT OF**  
**REVENUE**





- : ( 25 ) : -

land and appurtenances together with easement rights  
with common passage including threes and structure in  
the above said Khatian No.1216 and 1161 in Dag No.102

Contd.....P/26.

20571

No. 111 170

Sold to Shri. Mohan Das

of 207 S-M Road, Calcutta

Calcutta Collectorate,  
Treasury

Note 10  
8.1.53

~~Stamp~~

23000	11
_____	_____
_____	_____
30000	_____
_____	_____
<hr/>	
	11



[Signature]  
Stamp



- : ( 26 ) : -

under holding No.234 and premises No. 215 S. N. Roy Road, Calcutta - 700 038 and in part (3) land measuring about 3 (three) Kothas 4 Chittaks rent free bastu land with Kantcha construction with all rights of easement

Contd....P/27.

20571

Form No. 10

Sold to Shri. Mohan Chandra

of 202, S. N. Road, Calcutta

Cal 38

Calcutta Collectorate,  
Treasury

Date 10

8.12.55

23000000	115
_____	10
_____	
30000000	
_____	
_____	716



RECEIVED BY THE REGISTRAR GENERAL, WEST BENGAL, CALCUTTA, ON 10/12/55.

Signature: \_\_\_\_\_  
 Registrar General, West Bengal, Calcutta



- : ( 27 ) ; -

in Dag No. 105, 106 and 103 under the said holding  
 234 and premises No. 215 S. N. Roy Road, Calcutta - 700  
 038, in such a way totalling about 1 (One Bigha 9 (Nine)  
 Kottahs 13 (Thirteen) Chittacks rent free bastu land  
 with above .

Contd.....P/28.

*[Faint, illegible text or stamp]*

20511

Serial No. \_\_\_\_\_  
 Sold to Shri. N. S. Dasgupta  
 of \_\_\_\_\_  
24, C. N. Roy Rd. Cal 28  
 Calcutta Collectorate,  
 Treasury  
 Date 10  
8.12.55

23 cam 115  
 \_\_\_\_\_ 10  
 \_\_\_\_\_ 1  
 3 cam  
 \_\_\_\_\_  
 \_\_\_\_\_ 11



\_\_\_\_\_

**Registrar of Companies**



- : ( 2 8 ) : -

mentioned pucca construction house and others pucca and Kantcha construction and land appurtenant thereto as determined and value of the said property had been determined at Rs. 70,617/- (Rupees - Seventy thousand six hundred twelve) only.

Contd.....P/29.

DR. ...

20711  
 Sold to Shri. Mahesh Chandra  
 of 207, J. N. Road, Calcutta  
 Calcutta Collectorate,  
 Treasury  
 Date 10  
8-12-53

150  
 180  
 22000

26800  
 22000  
 13000  
 116800     113800

230000     11500  
 \_\_\_\_\_     7000  
 \_\_\_\_\_     5000  
 30000     3000  
 \_\_\_\_\_     2000  
 \_\_\_\_\_  
 116800



*[Signature]*  
 Registrar of Companies  
 Calcutta





- : ( 2 9 ) : -

AND WHEREAS Shri Mani Mohan Banerjee, the Vendor herein is seized and and possessed of the land measuage hereditaments and premises containing an area of 8.9583 Kotthas be it little more less by constructing two storied brick built building and with old bucca constructed structure situated and lying at and being premises No.215 under holding No. 234 subsequently changed to 286 (248 at present) S. N. Roy Road , Calcutta - 700 038, under Police Station Behala hereinafter referred to as said property in

Contd.....P/30.

20511

Sold to Shri. Narayan Chandra  
of 207 S.N. Road, Calcutta

Calcutta Collectorate,  
Treasury  
Date 10  
8.12.53

*[Handwritten signature]*

23 cases	1500
_____	1000
_____	500
_____	300
3 cases	200
<hr/>	
	71682



*[Handwritten signature]*  
**Registrar**

absolute ownership being portion of the allotment made in his favour in terms of the said Deed of partition as aforesaid .

AND WHEREAS Vendor of the DEED OF CONVEYANCE SHRI Moni Mohan BANERJEE has agreed to sell the said property and the PURCHASER (VENDEE) SHRI MOHAN GOSWAMI has agreed to purchase the same including a tenanted Two-storied building and tenanted shop-rooms on a piece of land which includes the land appurtenant to the said building and tenanted shoproom with all easement rights over the common passage more fully and specifically described in the schedule below as also shown and delineated in the map or plan annexed herewith as part hereof therein bordered Red at the existing highest market price being total consideration of Rs.6,50,000/- (Rupees six lakhs fifty thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 6,50,000/= (Rupees six Lakhs fifty thousand)only the VENDOR of these presents hereby having agreed earliet to execute and registration of the DEED OF CONVEYANCE in the name and in favour of the PURCHASER and the Purchaser simultaneously having paid the consideration money amounting to Rs.6,50,000/= (Rupees six lakhs fifty thousand) only by Draft/Cheque hereinafter mentioned in the memo of consideration sumultaneously with the execution of these presents (the receipts whereof the VENDOR doth hereby acknowledge and of and from the same and every part thereof doth hereby release hereto the PURCHASER ) the Vendor doth hereby grant convey and transfer unto the Purchaser ALL THAT the revenue redeemed two storied brick - built messuages, tenaments, hereditaments including tenanted flats and rooms and shop rooms together with the piece or parcel of land whereupon and on part whereof the same is erected and built which includes land appurtenant to



1  
[Illegible purple stamp]

the building shoproom and other constructions containing by estimation 8.9583 Kottahs be the same a little more or less situate and lying at and being premises No. 215, holding No. 286 (as present 248) S. N. Roy Road, Calcutta - 700 038 within the limits of the Calcutta Municipal Corporation, South Suburban Unit formerly within South Suburban Municipality under Police Station Behala more fully described in the Schedule below but subject to the existing tenancies in respect of flats, shop-rooms etc. stated hereinabove or HOWSOEVER OTHERWISE the said land messuages tenements hereditaments including tenanted flats, rooms, shop rooms or dwelling house including land appurtenants thereto and premises or part thereof is or are hereto before was or were situate butted bounded known numbered described or distinguished TOGETHER WITH all buildings fixtures court yards sewerages drainways passages, paths, common fences wall water courses lights rights liberties privileges easements and appurtenances whatsoever to the said land messuage hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appertained thereto AND ALL the Estates rights titles claims and demands whatsoever the VENDOR or his legal heir's or successor's administrators representative's and assigns upon the said land messuage tenements hereditaments dwelling house with land appertaining thereto or any part thereof TOGETHER WITH ALL paths passages or muniments of title whatsoever in any wise relating to the sold premises and the two storied brick-built dwelling house together with tenanted flats, rooms in the building or tenanted shop rooms in the land and premises and any part thereof which now or hereinafter shall or <sup>may</sup> be in the possession, power or control of the VENDOR or any other person or persons from whom he or she or they or any of them may procure the same without any action or suit TO HAVE



8  
REGISTRAR GENERAL OF INDIA

AND TO HOLD the same UNTO AND TO THE USE of the said PURCHASER absolutely and forever AND the said Vendor doth hereby covenant and agree to hold with the said PURCHASER that notwithstanding any act, deed, matter or thing by the said VENDOR made done committed or knowingly ~~pre~~ permitted or suffered to the contrary the said VENDOR now in himself has good right, full power and lawful title and absolute authority by these presents to grant, convey, transfer and assure, the said message land hereditaments and premises unto and to the use of the SAID PURCHASER in the manner aforesaid AND the VENDOR is divested from all rights, titles and interests or possession from the land hereditaments and premises sold to the PURCHASER and the PURCHASER is put in symbolic possession of the said property (tenanted) from to-day and the PURCHASER shall and any all times hereinafter subject to the payment of approximate quarterly taxes to the Calcutta Municipal Corporation South Suburban Unit and other lawful outgoings peacefully and quietly possess and enjoy the said land message hereditaments and premises and receive full rent and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for themselves and that free and clear and freely and clearly absolutely acquitted exonerated discharged raised harmless and kept indemnified against all estates and encumbrances created by the VENDOR or any person or persons lawfully or equitably claiming under or in trust for themselves AND THAT the VENDOR and all persons having or lawfully and equitably claiming any estates or interest in the said land hereditaments and premises or any of them or any part thereof under or in trust for the ~~X~~ VENDOR shall 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 or executed all



*L*  
REGISTRAR OF COMPANIES  
INDIA



such acts, deeds, matters and things whatsoever as may be legally necessary for further and more particularly assuring the said property land hereditaments and premises and every part thereof and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required .

AND THAT there has not been any acquisition or requisition of the Property by any authority whatsoever and there is also no alignment by the Calcutta Municipal Corporation, South Suburban Unit at present in respect of any portion of the said property and all taxes and other outgoings payable in respect thereof if not paid already, upto this date the liabilities of such payments shall rest with the VENDOR . The PURCHASER will be liable for payment of all such outgoings from the date of these presents.

BE IT STATED that the VENDOR shall support and give his consent relating to any application to be made by the PURCHASER for mutation of his name in the Calcutta Municipal Corporation South Suburban Unit in respect of the property hereby conveyed and will at the cost of the Purchaser do all that things may be required to do for that purpose .

THE VENDOR hereby declare that the Property described in the Schedule below is free from all encumbrances but subject to the existing tenancies as stated above and that he is the absolute owner of the property with no other co-sharer/Co-sharers or partner/partners therein and he has good title and full powers and rights to transfer the same and he is in possession of the same through his tenants full and absolutely.

AND WHEREAS the VENDOR further covenants with the PURCHASER THAT in as much as DEEDS AND WRITINGS to his title to the property also concern with other properties, the same could



*[Handwritten signature]*  
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not be handed over by the VENDOR to the PURCHASER. The VENDOR undertakes, agrees, and assures to produce and exhibits at the cost of the PURCHASER whatsoever necessary for the purpose of showing and proving the title to the said property transferred to the said PURCHASER.

IT IS HEREBY DECLARED that the PURCHASER shall have the right of easement over common passage leading from back portion to the front portion towards the main road S. N. Roy Road and shall have the right to install water connection electric sewerages drains gas-pipe and telephone lines etc., from the main road through the said common passage without causing any damages inconvenience to the VENDOR in the said premises which is hereby conveyed by these presents .

THE PURCHASER hereby further agrees and covenants with the VENDOR that in making/laying water connection, electric sewerage drains gas-pipe telephone-lines, as aforesaid the PURCHASER shall not in any way interfere disturb, remove or cause any damage whatsoever to the passage and underground reservoir, pipe lines, electric lines etc. lying under the common passage and the PURCHASER shall over remain liable to make good any loss or damage done to the same and shall immediately compensate the said loss or damage suffered therein or repair the same immediately at the cost of the PURCHASER .

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of revenue redeemed bastu land being measuring 8.9583 Kottahs be it more or less together with ~~x~~ two storied brick - built building , one storied and partly two storeyed building, shoprooms, structures standing on the said land, with all fittings and fixtures and easements and appurtenance including all rights of easements over common passage leading



*[Handwritten Signature]*  
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to the road-side rights of the land hereditaments and premises No.215 Holding No.286 (at present 248) S. N. Roy Road, Calcutta-700 038, under Police Station Behala Sub-Registry Office, Alipore with the limits of the Calcutta Municipal Corporation, South Suburban Unit, District 24-Parganas (South) which is shown in the PLAN annexed hereto and demarcated by RED INK and butted and bounded as per following :-

ON THE NORTH : Back portion of Premises No.215  
S. N. Roy Road.  
ON THE EAST : Residence of Madhusudan Shaw.  
ON THE SOUTH : S. N. Roy Road.  
ON THE WEST : Rajani Mukherjee Road.

ON HOWSOEVER OTHERWISE the said land hereditaments and premises thereof now are or is hereto before were or was situated colled upon known described, distinguished, butted and bounded.

IN WITNESS WHEREOF the VENDOR has here unto set and subscribed his hand on the day month and year first above written.

SIGNED AND DELIVERED  
by the VENDOR in the  
presence of :-

W I T N E S S :

1. *Suzban Nath*  
34, Rajani Mukherjee Road Cal. 38

2. *Sikroto Chatterjee*  
6, G. Row Lane,  
Cal. 700026.

*Moni Mohan Banerji*  
VENDOR



*[Handwritten signature]*  
Registrar of Companies  
Kolkata

Received of and from the within named  
PURCHASER the, written mentioned, sum of Rs.  
6,50,000/- (Rupees Six Lacs Fifty Thousand) Only  
being the full consideration money to have been  
paid by the PURCHASER to the VENDOR this day as  
memo below : Rs. .... ..Rs.6,50,000/-

MEMO OF CONSIDERATION

Received this day by Bank Cheque  
/Draft No. 464503.....dated..9.12.1993  
..... Drawn on Oriental Bank of Commerce Rs. 6,50,000.00  
..... New Alipore Branch ..

(Rupees Six Lacs Fifty thousand)      TOTAL:      Rs. 6,50,000.00  
Only.

WITNESS :

1. Sudipen Nath

Mani Mohan Banerji  
VENDOR

2. Sudroto Choudhury

DRAFTED BY ME :

Leghaya ADVOCATE, /



*[Handwritten signature]*  
**SECRETARY**  
**GOVERNMENT OF MADHYA PRADESH**



Registered in \_\_\_\_\_  
BOOK No. \_\_\_\_\_  
Volume No. 416  
Pages 10  
Being No. 17337  
for the year 1993

287 | I 17337  
DATED THIS 10<sup>th</sup> DAY OF December 1993

BETWEEN

SHRI. MONI MOHAN BANERJEE .,

VENDOR.

AND

SHRI. MOHAN GOSWAMI.,

PURCHASER.



5-8-94

5-8-94

DEED OF CONVEYANCE .



RE:- Premises No.286, S. N. Roy  
Road, Calcutta - 700 038.  
P. S. BEHALA.

DRAFTED BY :

B. K. GUPTA BHAYIA.,  
ADVOCATE,  
HIGH COURT, CALCUTTA.