

1412

1 2712

5000RS.



ADMISSION DATE FILE AT SRO 1997
 1st Feb 1997
 2nd Feb 1997
 3rd Feb 1997
 4th Feb 1997
 5th Feb 1997
 6th Feb 1997
 7th Feb 1997
 8th Feb 1997
 9th Feb 1997
 10th Feb 1997

There is Rs. 42,050/-
 has been
 24
 897687 of 25-1-1997
 Proprietary

V. Fee Date in C.F.A. paid
 4/5

26-3-96

26-3-96

26-3-96

THIS INDENTURE made this the 26th day of March, One thousand Nine Hundred and Ninety six: BETWEEN SRI JIRMAL KUMAR KEDIA son of Sri Brij Nath Kedia, by faith - Hindu, by occupation Business, residing at 59/59, Strand Road, Calcutta - 700 016, hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed

contd...P/2.

20000
 1012
 26-3-96
 A-46311
 26-3-96

A-46311
 26-3-96



- : (2) : -

to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART;

- A N D -

SRI MOHAN LAL RAJAJ son of Late Kishandeo Bajal, by faith-Hindu by occupation - Business, residing at 14, Pegeyapatty Street, (1st floor), Calcutta - 700 007, hereinafter referred

contd.....P/3.

1000RS.



- : (3) : -

to as the "PURCHASES" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and legal assigns) of the SECOND PART;

Contd.....P/3A.

1000Rs.



- : (3A) : -

WHEREAS Gobinda Das Binani was absolute owner of land measuring of area 5 cottahs 6 chittacks 38 square feet together with all easement rights of C.S. Plot No. 131/1333, Krishnapur, P.S. Lake Town, District 24-Parganas (North).

AND WHEREAS Gobinda Das Binani made a deed of conveyance in

Contd....P/4.

1000Rs.



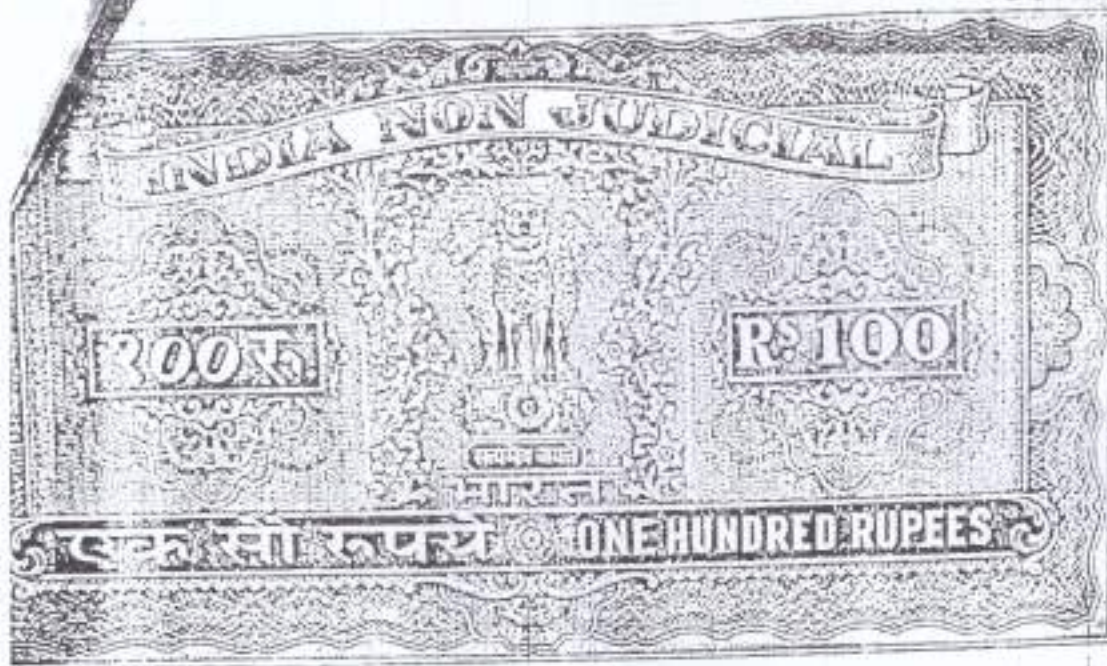
- : (4) : -

in favour of Amalgamated Development Limited a Joint stock company dated 28.10.1953 of Alipore, District Sub-Registry Office, copied in Book No. I, Volume No. 88, Pages No. 88 to 94, Being No. 3936 for the year 1953.

AND WHEREAS Amalgamated Development Limited Company because

Contd.....P/4A.

100Rs.



- : (4A) : -

absolute owner of land [] cottahs 6 chittacks 38 square feet
of C.S. Dag No. 1321/1338 of Mouza Krishnapur, P.S. Lake-
town, Dist. 24-Parganas (North).

AND WHEREAS Last revisional settlement the said C.S. Plot

contd....P/6.

100Rs



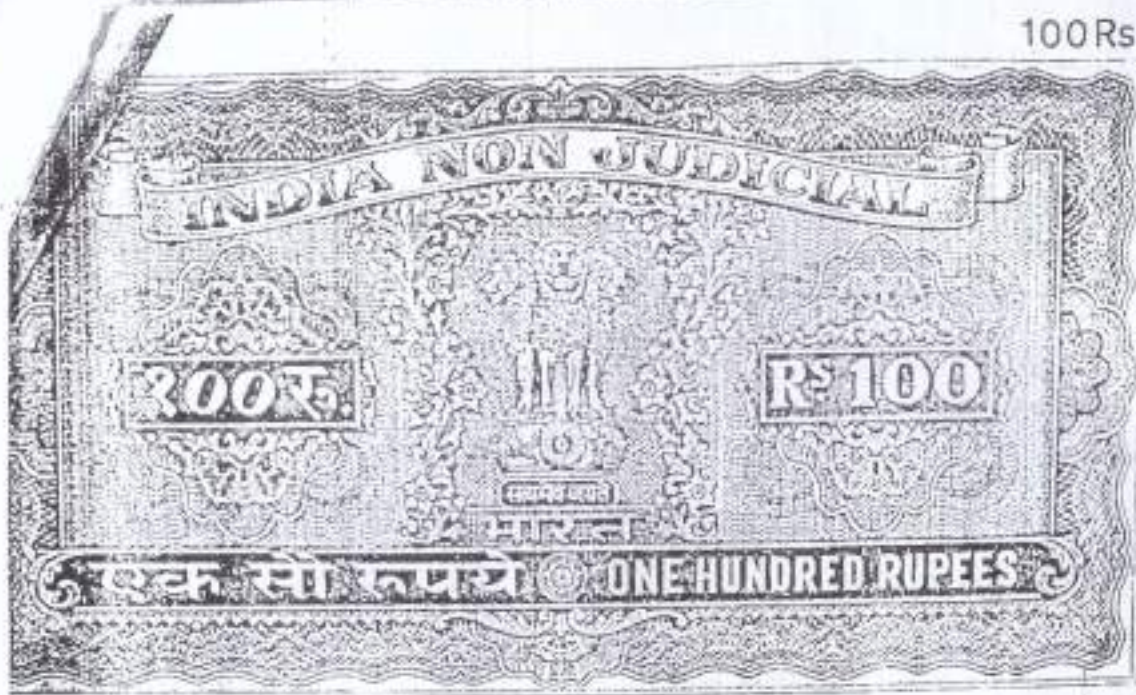
- : (5) : -

No. 1321/1338 has been recorded of R.S. Plot No. 473, R.S. Khatian No. 726, Mouze Shyamnagar, P.S. Dum Dum, District 24-Parganas (North).

AND WHEREAS Vendor purchase said land 5 cottahs 6 chittacks 38 square feet from Amalgamated Development Limited Company

contd....P/5A.

100Rs.



30

- : (5A) : -

by a Deed of conveyance dated 9.8.1986 of Alipore Dist. Registry Offices copied in Book No. I, Volume No. —, Deed No. 1024 for the year 1986.

AND WHEREAS Vendor declared to 2(two) cottahs 11 (Eleven) chittacks 19 (Nineteen) square feet land together with all easement rights of Rs. 75,000/- (Rupees Seventy five thousand) only.

contd.....P/6

- : (6) : -

A N D the Purchaser agreed to purchase aforesaid land 2 (two) cottahs 11 (Eleven) chittacks 19 (Nineteen) square feet together with all easement right etc. of Rs. 75,000/- (Rupees Seventy-five thousand) only.

Both of the parties hereto entered into an agreement for the absolute sale of said land 2 (two) cottahs 11 (Eleven) chittacks 19 (Nineteen) square feet together with all easement rights of Rs. 75,000/- (Rupees Seventy five thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 75,000/- (Rupees Seventy five thousand) only paid by the purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby and also by the receipt hereunder written acquit release and discharge the purchaser his heirs, executors, administrators, administrators, representatives and assigns) and every one of them) the Vendor doth hereby these presents indefeasible grant sell convey transfer assure and assign unto and to the use of the Purchaser his heirs, executors, administrators representatives and assigns free from all sorts and manner of encumbrances ALL THAT piece or parcel of land measuring 2 (two) cottahs 11 (eleven) chittacks 19 (Nineteen) square feet at Mouza Krishnapur, P.S. Dum Dum, District - 24-Parganas (North), C.S. Dag No. 1321/1338, R.S. Dag No.473 R.S. Khatian No. 726, hereinafter referred to as the said

contd....P/7.

portion of land (more fully and particularly described in the schedule hereunder written and delineated written red borders in the sketch or plan annexed hereto) TOGETHER WITH all easement right etc. AND TOGETHER WITH benefits and advantages of ancient rights liberties easements privileges appendages and appurtenances whatsoever belonging to the said portion of land or in anywise appertaining thereto or usually held or enjoyed therewith or reported to belong or be appurtenant thereto A N D all the estate whatsoever both at law and in equity of the Vendor into and upon the said portion of land or any part thereof TO HAVE AND TO HOLD the said portion of land hereby granted sold conveyed and transferred or expressed or intended so to be with all rights and appurtenances unto and to the use of the purchaser his heirs, executors, administrators, representatives and assigns absolutely and forever and the Vendor doth hereby for themselves their heirs, and successors covenant with the Purchaser his heirs, executors, administrators, representatives and assigns that they the Vendor has good rightful power absolute authority and indefeasible title to grant sell convey and transfer the said portion of land hereby grant sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid And that the Purchaser his heirs, executors, administrators, representatives and assigns may and shall at all times hereinafter peaceably and quietly possess and enjoy the said portion of land receive the rents

contd.....P/8

issues and profits thereof without interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under them or from under any of their predecessor in title. And further the Vendor covenant with the Purchaser that the Vendor all and will and fro all time to come at the request and cost of the Purchaser his heirs, executors, administrators and assigns do or execute or cause to be done or executed all such act and deed and things whatsoever for further and more perfectly assuring the title or the Purchaser to the said portion of land and every part thereof AND THE VENDOR also declare that if it is found that the said portion of land hereby conveyed by the Vendor is not free from all encumbrances at hereinbefore stated by him the Vendor his heirs, executors, administrators and assigns and will be bound to repay the aforesaid consideration money of Rs. 75,000/- (Rupees Seventy-five thousand) only with thereon and with reasonable cost.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT Piece or parcel land measuring an area 2 (two) cottahs 11 (Eleven) chittacks 19 (Nineteen) square feet together with all easement rights common passage, drain, path, electric, telephone etc. of C.S. Dag No. 1321/1338 , R.S. Dag No. 473, E.S. Khatian No. 726, Mcuza Krishnapore, now Shyannagar, P.S. Dum Dum now Lake town under South Dum Dum

contd.....P/9

- : (9) : -

Being Plot No. - 119 of Block- 'C' Bangur Avenue, J.L.
No. 32/20, R.S. No. 180, Touzi No. 228/229, District 24-
Parganas (North)/annual rent .55 paise out of Jama
175.44 paise paid to the Collector of 24-Parganas in
favour of Govt. of West Bengal. Sold area demarcated red
border line with attached plan mark by Plot No. 119/1.
Plan shall be part as same as original. *together with kacer*
structure 100' sq ft.

WHICH IS BUTTED AND BOUNDED AS FOLLOWS :

ON THE NORTH BY : 20'-0" wide Road.

ON THE SOUTH BY : Plot No. P-119/2.

ON THE EAST BY : 20'-0" wide Road.

ON THE WEST BY : Plot No. 125.

contd....P/10

- : (10) : -

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands the day month and year first above written.

SIGNED AND DELIVERED by
the VENDOR at Calcutta
in the presence of :

1.

*K. Standing
Doyal*

2.

*S. M. M. Uddin
OF mahammed pur*

Nirmal Kr. Dasgupta

SIGNATURE OF THE VENDOR.

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 75,000/- (Rupees Seventy five thousand) only in full payment of the consideration money as per memo below :

MEMO OF CONSIDERATION

paid by cheque dated 22/6/94 of Rs. 15000/-
paid by cheque, dated 19/10/94 - Rs-15000/-
paid by cheque dated 21/12/94, - Rs-25000/-
paid by cheque no-623,28/10/95 - Rs=15000/-
paid by cheque no-094858 dated 22/3/96-Rs=5000/-

Total Rs. 75,000.00

(Rupees Seventy five thousand only).

WITNESSES:

1. *SK. Alauddin*
2. *SK. Nazimuddin*

Nimal K. Reda

SIGNATURE OF THE VENDOR.

DRAFTED BY :

SK. Alauddin
(SK. ALAUDDIN AHMED),
OF DEARSA, NORTH 24-PGS.,
LICENCE NO. XVI-10.

TYPED BY :

SK. Mondal
(MS. MONDAL),
SALT LAKE.

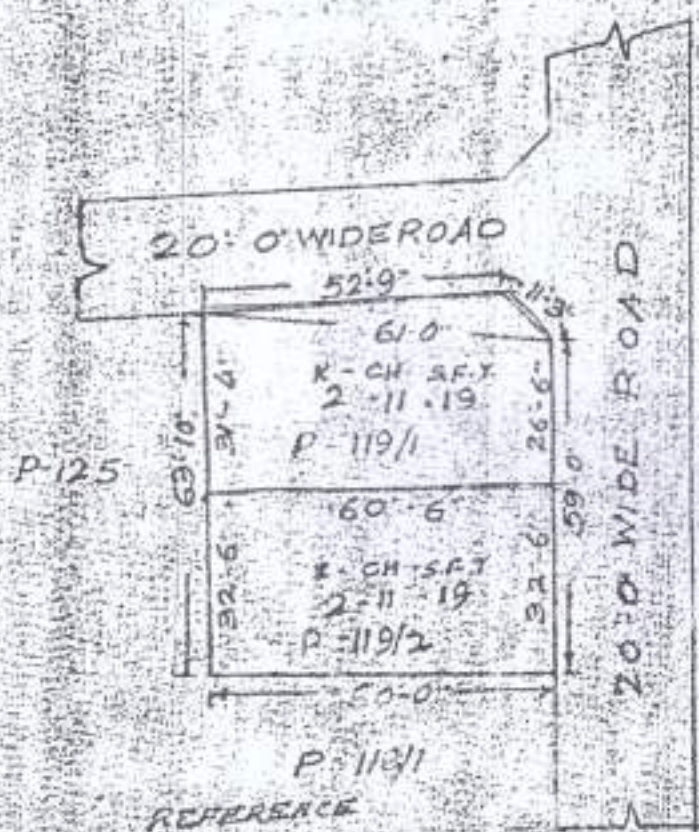
11/01/96

PLAN P. NO. 119 AT BLOCK OF BHANGUR
 AVENUE DUM DUM C.S. DAG NO. 1338
 OF MOUZA - KRISHNAPUR, R.S. DAG NO.
 473. MOUZA - SHYAMNAGAR

SCALE: 30.0" = 1" (INCH)

VENDOR NAME:

Mohan Lal Bajaj



P. No. 119/1

P. NO.	PARSEHT MOUZA	R.S. DAG	C.S. DAG	AREA		
				K	CH	SFT
COLOUR	SHYAMNAGAR			2	11	19
	PREVIOUS	473	1338	2	11	19
	MOUZA KRISHNAPUR	473	1338	2	11	19

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AG:11



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