



STAMP AFFIXED BY,
Ravi 22.7.74
STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

6404

Admissible under Regn. No. 21 and also under Regn. No. 22 of the Stamp Act 1955, West Bengal Act 1955, dated 1.5.55, and also under Regn. No. 1 of the Indian Stamp Act 1899 as amended in 1904, Schedule I, No. 1A Process Fee
Paid in C. E. N.

Fee Paid
Rs-193.50
34 15.00
MCO 2.00
2.50
213.00

Registrar US 7 (3)
Alipore, 24 Para 1008

2.9.74

THIS INSTRUMENT made this 2nd day of September One thousand nine hundred and seventy four BETWEEN SRI BHAGWANIAS KARMA son of late Mangilal Karwa and SARWATI BIMALA DEVI KARMA wife of Sri Jeeogopal Karwa both by caste Hindu by occupation Businessman and Grihasthi respectively both residing at No.69, Malini Seth Road, Calcutta-7 hereinafter together called the "VENDORS" (which expression shall unless excluded by or repugnant to the context include their and each of their respective heirs executors administrators representatives and assigns) of the One Part, AND SRI ISHWARI PRONAD BAJAJ son of Sri Roshovdas Bajaj and SARWATI BIMALA BAJAJ wife of Sri Mohan Lal Bajaj both by caste Hindu by occupation Businessman and Grihasthi respectively both residing at No.17, Sikdarpara Lane, Calcutta-7 hereinafter together called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context include their and each of their respective heirs executors administrators representatives and assigns) of the Other Part ;

Other Part ;

WHEREAS by a Conveyance dated the 22th. day of October, 1963 registered at the Alipore District Sub-Registration Office in Book No.I Volume No.98 Pages 88 to 91 Being No.3936 for the year 1963 Govindadas Binani for the consideration therein mentioned sold and conveyed to The Amalgamated Development Limited among others the C.S.Plots Nos.1324 and 1321/1338 of Mouza Krishnapur ;

AND WHEREAS the said The Amalgamated Development Limited with a view to build up a residential Colony developed the lands acquired by it as aforesaid and other contiguous lands by levelling the same and constructed pucca roads therein according to a Scheme Plan and also constructed pucca surface drains alongside the said roads and divided the lands abutting the said roads into several Blocks containing small building sites or plots numbered serially as 1, 2, 3 etc. for identification and hath named the Colony as BANGUR AVENUE ;

AND WHEREAS by a Conveyance dated the 24th. day of December, 1968 the said The Amalgamated Development Ltd. in consideration of a piece partly paid and partly promised to be paid sold transferred and conveyed to the Vendors the piece or parcel of land measuring 4 Cottas 3 chittaks and 26 square feet being Plot No.118/1 of Block "C" in Bangur Avenue formed as aforesaid and comprising parts of the said C.S.Plots Nos.1324 and 1321/1338 of Mouza Krishnapur ;

AND WHEREAS by a Security Deed bearing even date with but executed immediately after the execution of the said Conveyance dated the 24th day of December, 1968 and registered at the Cossipore Dum Dum Sub-Registration Office in Book No.I Volume No. 123 Pages 205 to 206 Being No.9093 for the year 1968 the said Vendors charged as and by way of First Charge in favour of the said The Amalgamated Development Limited the said piece or parcel of land namely Plot No.118/1 of Block "C" in Bangur Avenue to secure the payment of the said unpaid and promised part of the price of the said land as aforesaid

aforesaid namely Rs. 20,000/- (Rupees Twenty thousand only) and interest thereon as therein provided ;

AND WHEREAS the Vendor has paid to the said The Amalgamated Development Limited all interests which accrued upto this day and only the Principal sum of Rs. 20,000/- (Rupees Twenty thousand only) remains due and owing under the said Security Deed ;

AND WHEREAS in the last revisional survey settlement the lands of the said C.S. Plot No. 1324 came to be recorded in R.S. Khatian No. 235 as R.S. Dag No. 480 of Mouza Shyamnagar J.L. No. 32/80 and appertaining to a total annual Jama of Rs. 252-10-1 pie and the lands of the said C.S. Plot No. 1321/1323 came to be recorded in R.S. Khatian No. 726 as R.S. Dag No. 473 of the said Mouza Shyamnagar and appertaining to a total annual Jama of Rs. 702-8-9 pie.

AND WHEREAS the Vendors have agreed to sell and the Purchasers have agreed to purchase the said Flat No. 118/1 of Block "C" in Bangur Avenue comprising parts of the said R.S. Dags Nos. 480 and 473 measuring 4 cottas 3 chittaks and 26 square feet a little more or less at or for the price of Rs. 31,677.08 P. (Rupees Thirty one thousand six hundred seventy seven and eight paise only) calculated at the rate of Rs. 7,500/- (Rupees Seven thousand and five hundred only) per Cotta ;

AND WHEREAS it has been agreed that at the time of sale the Purchasers shall pay to the Vendors only a sum of Rs. 11,677.08 P. (Rupees Eleven thousand six hundred seventy seven and eight paise only) out of the total price and the balance namely the sum of Rs. 20,000/- (Rupees Twenty thousand only) shall be retained by the Purchasers for payment to the said The Amalgamated Development Ltd., and the conveyance shall be subject to the charge for the Principal sum of Rs. 20,000/- (Rupees Twenty thousand only) under the aforementioned Security Deed in favour of the said The Amalgamated Development Limited. ;

NOW

NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.31,677.08 P. (Rupees Thirty one thousand six hundred seventy seven and eight paise only) whereof Rs.11,677.08 P. (Rupees Eleven thousand six hundred seventy seven and eight paise only) of lawful money of India in hand well and truly paid to the Vendors by the Purchasers at or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge of and from the same and every part thereof acquit release and forever discharge the Purchasers as well as the said land) and the balance namely Rs.20,000/- (Rupees Twenty thousand only) being retained by the Purchasers for payment of the Principal sum of Rs.20,000/- (Rupees Twenty thousand only) due to the said The Amalgamated Development Limited under and by virtue of the aforementioned Security Deed the Vendors do hereby convey transfer and sell unto and to the use of the said Purchasers ALL THAT the said piece or parcel of land hereditaments and premises being Plot No.118/2 of Block "C" in Bangur Avenue fully described in in the Schedule hereunder written ;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises is or are or was or were situate butted bounded called known numbered described or distinguished ;

TOGETHER WITH all rights liberties easements privileges and appurtenances whatsoever to the said land hereditaments and premises belonging or anywise appertaining or usually held or enjoyed there-with or reputed to belong or to be appurtenant thereto and the reversion remainder and remainders and yearly monthly and other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments and premises and all the estate right title and interest claim and demand whatsoever of the said Vendors in the said land hereditaments and premises or any part thereof ;

TO HOLD ...

AND the said land hereditaments and premises hereby granted transferred and conveyed assigned and assured or expressed or intended so to be unto and to the use of the said Purchasers absolutely and forever according to the nature and tenure thereof and subject to the charge under the aforementioned Security Deed in favour of the said The Amalgamated Development Limited ;

AND the Vendors do hereby covenant with the said Purchasers that notwithstanding any act deed matter or things by the said Vendors done and executed or knowingly suffered to the contrary the said vendors now have indefeasible and absolute title as and for an estate or inheritance in fee simple in possession or an estate equivalent thereto in the said land hereditaments and premises and hereby granted transferred and conveyed assigned and assured or expressed or intended so to be and that the said Vendors have good right full power and absolute authority to grant transfer convey assign and assure the same to the said Purchasers in the manner aforesaid ;

AND the Purchasers shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said Vendors or by any person or persons lawfully or equitably claiming from under or in trust for the said Vendors subject nevertheless to the charge under the aforementioned Security Deed for claims to Principal and interest secured thereunder in favour of the said The Amalgamated Development Limited ;

AND that free and clear and freely and clearly and absolutely equipped and executed and forever discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and indemnified of free and against all and all manner of claims charges liens debts attachments and encumbrances

made

made by the Vendors or by any person claiming from under or in trust for the Vendors save the charge aforementioned ;

And that the said Vendors and all persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the said Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and cause or cause to be done and executed all such acts and things for more perfectly assuring the said land hereditaments and premises unto and to the use of the said Purchaser as shall or may reasonably be required.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of land hereditaments and premises with permanent right of occupancy measuring four Cottas three chittaks and twenty six square feet a little more or less situate lying at and being Plot No.118/1 of Block "C" in Bangur Avenue within the jurisdiction of South Dum Dum Municipality Thana Dum Dum Sub-Registry Office Gossipore Dum Dum in the district of 24-Parganas and according to recent Settlement Records of rights the said land is comprised in Mouza Shyamnagar J.L.No.32/40 Tonsi No.223 & 229 of 24-Parganas Collectorate and further particulars being as follows :-

R.S.Khatian No.	Part of Dag No.	R.S. Area out of the said Dag Kt.Ch.Saft.	Total annual Jama/Rent.	Proportionate Jama/Rent.
235	486	3 0 6 =.05 satak Valued at Rs.22,650.08 P.	Rs.253/10/1 P.	Rs.0.56 Paisa.
726	473	1 3 21 =.017 satak. Valued at Rs.9,127/-	Rs.702/8/9 P.	Rs.0.26 paisa.

The said Jamas are now payable to the Collector, 24-Parganas.

The said land

The said land is butted and bounded on the North by Plot No.119 On the East by 25' (twenty five) feet wide Road On the South by Plot No.113 and On the West by Part of Plot No.120 and part of Plot No.125 all of the said Bangur Avenue, Block 'C'.

IN WITNESS WHEREOF the Vendors have duly executed this Deed the day month and year first above written.

READ AND DELIVERED

Bhagwandas Karwa
बिनाम देवा करवा

in the presence of :-

Rabindra Nath Chatterjee
Chandra Mani Karwa

Mode of Consideration:

By amount received at or before the execution of these presents being as follows :-

By amount received by cheque No. 70 985244 (2nd part) dt. 25.5.74 on Indian Bank	Rs. 2,500.00 P.
By Part payment of consideration money received by cheque No. 70 792752 dt. 25.6.74 on Indian Bank	Rs. 9,177.08 P.
	<hr/>
	Rs. 11,677.08 P.
Balance being secured by Mortgage Deed	Rs. 20,000.00 P.
	<hr/>
Total	Rs. 31,677.08 P.

(Rupees Thirty one thousand six hundred seventy seven and paise eight only).

Rabindra Nath Chatterjee
5, 2nd cross, 3rd street
Chandra Mani Karwa
64, Station Road
Calcutta-7

Bhagwandas Karwa
बिनाम देवा करवा

Dated this 27th day of September 1974



DEWEENT
BHAGWANTES KUMAR
AND
ISHWARI PRASAD SAHAI

Registrar U/S 1 (c)
Alipore, 24 Patna

CONVEYANCE



Plot No. 118/1 of Block - 2
in BANUR AREA

Registrar U/S 1 (c)
Alipore, 24 Patna

10/9/74

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for the Year 1974

SRI A. N. BANERJEE, ALIPORE.

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