



STAMP AFFIXED BY
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CALCUTTA COLLECTORATE

1-6435

Stampable under Regn. No. 23 and also under S of the West Bengal Stamp Act 1955, duly stamped with stamp duty Act 1964
Stamp fee paid in C. E. S.

Fee Paid

A 125/50

H 15/-

795/-

795/-



Registrar US 7 (2)
Alipore, 24 Parganas

31.9.74

470 @ 34
17.50
47.20
Paid on 3.9.74

THIS INSTRUMENT made this 30th day of September 1974
thousand nine hundred and seventy four BETWEEN SRI BHAGWAIDAS
KARVA son of late Mungilal Karva and SAREMATI BHIMALA DEVI KARVA
wife of Sri Sureshopal Karva both by caste Hindu by occupation
businessman and Grihasthi respectively both residing at No. 64,
Batali Bazar 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 MOHAN BAJAJ son of Sri Keshavdas Bajaj
and SAREMATI SINDA 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 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 .

WHEREAS

WHEREAS by a Conveyance dated the 28th. day of October, 1953 registered at the Allipore District Sub-Registration Office in Book No.1 Volume No.88 Pages 88 to 94 Being No.3928 for the year 1953 Gopinadas Bisani for the consideration therein mentioned sold and conveyed to the Amalgamated Development Limited among others the C.S. Plot Nos.1224 of Mouza Krishnapur ;

AND WHEREAS the said 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 cutting 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 14th. day of December, 1958. the said The Amalgamated Development Limited in consideration of a price partly paid and partly promised to be paid sold transferred and conveyed to the Vendors the piece or parcel of land measuring 3 cottas 18 chittaks and 6 square feet being Plot No.118 of Block " C " in Bangur Avenue named as aforesaid and comprising part of the said C.S.Plot No.1224 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 14th. day of December, 1958 and registered at the Gossipore Dum-Dum Sub-Registration Office in Book No.1 Volume No.123 Pages 199 to 202 Being No.3092 for the year 1958 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 of Block " C " in Bangur Avenue to secure the payment of the said unpaid and promised part of the price of the said land

said land as aforesaid namely Rs.17,000/- (Rupees Seventeen 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.17,000/- (Rupees Seventeen 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 comes to be recorded in R.S.Khatian No.425 as R.S.Dag No.420 of Mohua Shyamnagar J.L.No.32/20 and appertaining to a total annual jama of Rs.252-10-1 pie .

AND WHEREAS the Vendor have agreed to sell and the Purchasers have agreed to purchase the said Plot No.118 of Block "C" in Sangur Avenue comprising part of the said R.S.Dag No.420 measuring 3 cottas 12 Chittaks and 6 square feet a little more or less at or for the price of Rs.28,656.25 P. (Rupees Twenty eight thousand six hundred fifty six and twenty five paise only) calculated at the rate of Rs.7,600/- (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.11,656.25 P. (Rupees Eleven thousand six hundred fifty six and twenty five paise only) out of the total price and the balance namely the sum of Rs.17,000/- (Rupees Seventeen thousand only) shall be retained by the Purchasers for payment to the said Amalgamated Development Limited and the Conveyance shall be subject to the charge for the principal sum of Rs.17,000/- (Rupees Seventeen thousand only) under the aforementioned Security Deed in favour of the said The Amalgamated Development Limited ;

NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.28,656.25 P. (Rupees Twenty eight thousand six hundred fifty six and twenty five paise only) whereof Rs.11,656.25 P. (Rupees Eleven thousand six hundred

hundred fifty six and twenty five 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.17000/- (Rupees Seventeen thousand only) being retained by the Purchasers as payment of the principal sum of Rs.17,000/- (Rupees Seventeen 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 of Block "C" in Bangor Avenue fully described in the Schedule hereunder written :

OR HOWEVER OTHERWISE the said land hereditaments and premises is or are or was or were situate situate 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 in anywise appertaining or usually held or enjoyed therewith 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 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 tenore thereof and subject

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 thing 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 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 Purchaser 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 acquitted and exonerated and forever discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently served defended kept harmless and indemnified of from and against all and all manner of claims charges liens debts attachments and encumbrances made by the Vendors or by any person claiming from under or in trust for the Vendors save the charge aforementioned ;

AND FURTHER ..

BY FURTHER 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 execute 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 Purchasers as shall or may reasonably required.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of land hereditaments and premises with permanent right of occupancy measuring three cottas thirteen chittaks and six square feet a little more or less situate lying at and being Plot No.118 of Block "C" in Bangur Avenue within the jurisdiction of South Dum Dum Municipality Thana Dum Dum Registration Office, Hooghly District in the District of Hooghly and according to recent Settlement records of rights the said land is comprised in Mouza Bishnagar J.L.No.32/90 Tenur No.228 & 229 of Hooghly District and further particulars being as follows :-

Sl. No.	Part of H.S. No.	Area out of the said Dag Kt, Ch, Sqft.	Total annual Jama/Rent	Proportionate Jama/Rent.
228	400	3 13 6	₹.852/10/1	₹. 110.62 P.

The said jama is now payable to the Collector, Hooghly.

The said land is bounded on the North by Plot No.118/1 On the East by 25' (Twenty five) feet wide Road On the South by 40' (Forty) feet wide road and On the West by Plot No.118 all of the said Bangur Avenue, Block "C".

IN WITNESS

It is hereby declared the Vendors have duly executed this Deed
the day month and year first above written.

DEEDS ARE DELIVERED

Bhagwandas Karve
Tahsil Ghatghar
Dist. Solapur
11/11/74

In the presence of :-

Mrs. K. Manu Bhanu
Indian. Supd.
Ghatghar

Witnesses
1. Mr. ...
2. Mr. ...

Exp. of consideration.

Exp. amount recd at or before the execution
of this presents being as follows:-

Exp. recd by Cheque no. 70/74 98524 dt.	
55/74 (in part) on Indian Rupee	Rs. 2500/-
by last	
Exp. part payment of consideration money	Rs. 2,501-00/-
paid by Cheque no. 70/74 98525 dt. 4.7.74	
on Indian Rupee	Rs. 9,155-25/-
By amounts accrued by way of Agreements	Rs. 11,656-25/-
<u>Total</u>	<u>Rs. 28,656-25/-</u>

Twenty eight thousand six hundred
(and six paise Twenty five only)

Bhagwandas Karve
Tahsil Ghatghar
Dist. Solapur

Mrs. K. Manu Bhanu
Indian. Supd.
Ghatghar
Witnesses
1. Mr. ...
2. Mr. ...

DATED THIS 3rd day of ...



BEFORE ME
SRI BHANU DAS ...
AND
SRI ISHARI PRASAD SAHA ...

Register (S 7 (A))
Alibore, 24 Paragraph
3.9.74

N/ 1-10



Company No. 116 of ...

Register (S 7 (A))
Alibore, 24 Paragraph
11.9.74

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Sri A. N. Banerjee, Advocate.